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# resident
February 2016

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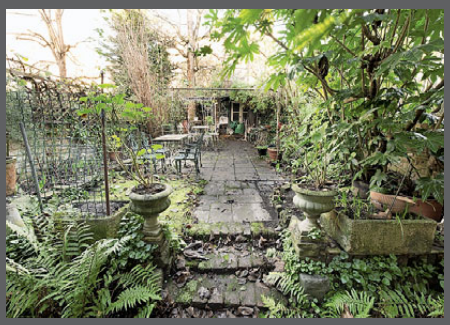

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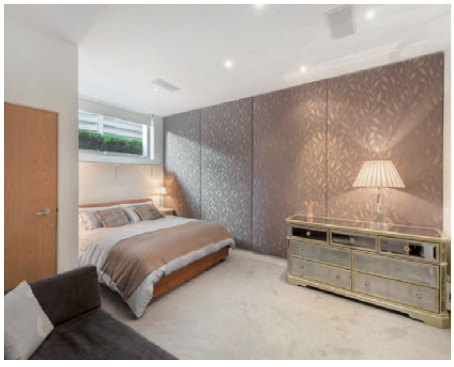

## HEWER STREET, W10

A beautifully presented, modern mews house in secure gated courtyard, with excellent entertaining space and a balcony off the reception room. Approx. 1,574 sq ft. Energy Rating: C.

2 bedrooms, dressing room, 2 en suite bathrooms, reception room, kitchen/dining room, cloakroom, balcony.

**Freehold Guide Price £1,500,000**

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## AUBREY WALK, W8

A stylish, individual and immaculately presented family house. The house has been well maintained, with the benefit of a garage and off-street parking. Potential for a lift. Approx. 3,672 sq ft. Energy Rating: C.

4 bedrooms, 4 bathrooms (2 en suite), shower room, double reception room, media/family room, kitchen/dining room, cloakroom, garden, garage, off-street parking, communal gardens.

**Freehold Guide Price £6,750,000**

## FARM PLACE, W8

A pretty Victorian cottage in a tree-lined street in the heart of Hillgate Village which has been totally redesigned with flair and imagination. Farm Place is in an excellent location close to all the amenities of Notting Hill Gate (Central, Circle and District lines). Approx. 1,465 sq ft. Energy Rating: D.

3 bedrooms, 2 bathrooms (1 en suite), reception, kitchen/dining room, cloakroom, terrace, storage vault.

**Freehold Guide Price £2,750,000**

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# The Hill resident

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# *Letter from the* EDITOR

ELEANOR TRAVERS (HAIR) AND ERIN FULLER (MAKE UP), GINA CONWAY PRIVÉ; GINACONWAYPRIVE.COM. PHOTO BY TOM DUNKLEY

I caught my breath, with some popcorn shrimp left dangling from my fork mid air. I couldn't believe who I was seeing being seated right next to my table, as I tried and failed to look cool whilst doing a dramatic double take. It couldn't be, could it? It was – Trinny and Susannah were eating on the table right next to me…

Clearly I am man who is easily pleased, but the dynamic duo were the first celebrities I laid eyes on when eating at The Ivy. To me, the restaurant was this mythical place where only the great and good were allowed in. Imagine my disappointment, then, when it was simply a case of going online to book a table rather than uncovering some secret code to whisper into a rather intimidating bouncer's ear on arrival.

Over time, I became a little more interested in the food there too and realised that, in fact, The Ivy also rustles up a pretty special menu. The restaurant group has since exploded with new openings around London and now Kensington has got in on the act with a rather glam brasserie opening here. Alexander Larman somehow managed to rustle up time to sit down with the busy Executive Chef Sean Burbidge to find out what makes The Ivy so special.

I guess this is as good time as any to introduce myself and to thank the superstar that's Catherine McCabe for her hard work on The Hill Resident. I am delighted to be working on the title, particularly as I spent time working on a sister magazine two years ago and really enjoyed meeting the people and visiting the places that make this area so exciting. Just look at what's in store this month: the Notting Hill Academy of Music, The Laslett Hotel, Snaps & Rye, Tom Parker Bowles talks BBQ, not to mention our regular in-depth homes and property sections. It's enough to take your breath away.

Mark Kebble, Editor

local life

MOVING ON UP

*Why Notting Hill's new Academy of Music is the most exciting thing to happen to the area's art scene in years*

Words ALEXANDER LARMAN

Why the Academy of Music is taking Notting Hill's artistic scene up a notch

HOMES

{ WHAT TO BUY AND HOW TO STYLE IT }

STRIKE OF LIGHTING

*The many ways you can bring colour into the home*

There's no getting away from the fact February is still dull, grey and has that post-Christmas and New Year hangover feeling still lingering. What we all need is a little colour in our lives, so Kara O'Reilly obliges with four pages of tips to liven up the home from page 28. The Laslett Hotel has quite colourful connections to Notting Hill's past, so we also go inside the area's newest attraction on page 24.

Light, camera, action indeed as Kara O'Reilly picks out the best ways to add colour to the home

travel

MIAMI REBORN

*Miami is known for its beachside condos and neon nightlife, but its arts and culture scene is what's really booming*

Words SOPHIE MCCABE

From dominos that come with a warning to Art Deco splendour, Miami throws up plenty of surprises

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# RECOMMENDS

*Valentine's Day sorted with five of the best florists*

## 1 SCARLET & VIOLET

Celebrating a decade since opening back in 2006, Scarlet & Violet has been a valuable and colourful part of life on Chamberlayne Road. We love the atmosphere here, as well as the scents and lots of excitable chatter as locals come together to discuss and learn more about the new deliveries every day.
**76 Chamberlayne Road NW10 3JJ; 020 8969 9446; scarlet-violet.myshopify.com**

## 2 WILD AT HEART

In 1993, the residents of Westbourne Grove commissioned celebrated architect Piers Gough to design an elegant landmark in the heart of the community, a colourful hive of activity that became Wild at Heart's first shop. The brainchild of Nikki Tibbles, Wild at Heart is famed for its opulent and unique style, with a team of events planners and florists.
**222 Westbourne Grove W11 2RH; 020 7727 3095; wildatheart.com**

## 3 THE WILDFLOWER CAFÉ

An entry into this round-up with a difference, The Wildflower Café is as much about food as it is flowers. Everything you eat at The Wildflower Café – the cakes, the granola, the pasta, the pastries – is made freshly on the premises and is always cooked to order. They are also obsessed with coffee... Oh, and the flowers aren't bad either.
**108 Chepstow Road W2 5QS; 020 7792 9594; wildflowercafe.co.uk**

## 4 HARPER & TOM'S

Here's where you will uncover a bit of a history lesson: Harper & Tom's were the first in London to replace the 'layered' bouquet with what has become known as a 'tied bunch'. We are not sure if we prefer the intimacy of their kiosk on the corner of Elgin Crescent and Kensington Park Road, or the colourful splendour of their shop on Clarendon Road.
**73 Clarendon Road W11 4JF; 020 7792 8510; harperandtoms.co.uk**

## 5 THE FLOWER YARD

Go Dutch at The Flower Yard… This florist offers same day delivery to all London postcodes including Chelsea and Kensington, and they believe in offering you the highest standard in arrangements, creating innovative, modern and classic florist designs using only the freshest Dutch flowers. The Sydney Street site is most welcoming.
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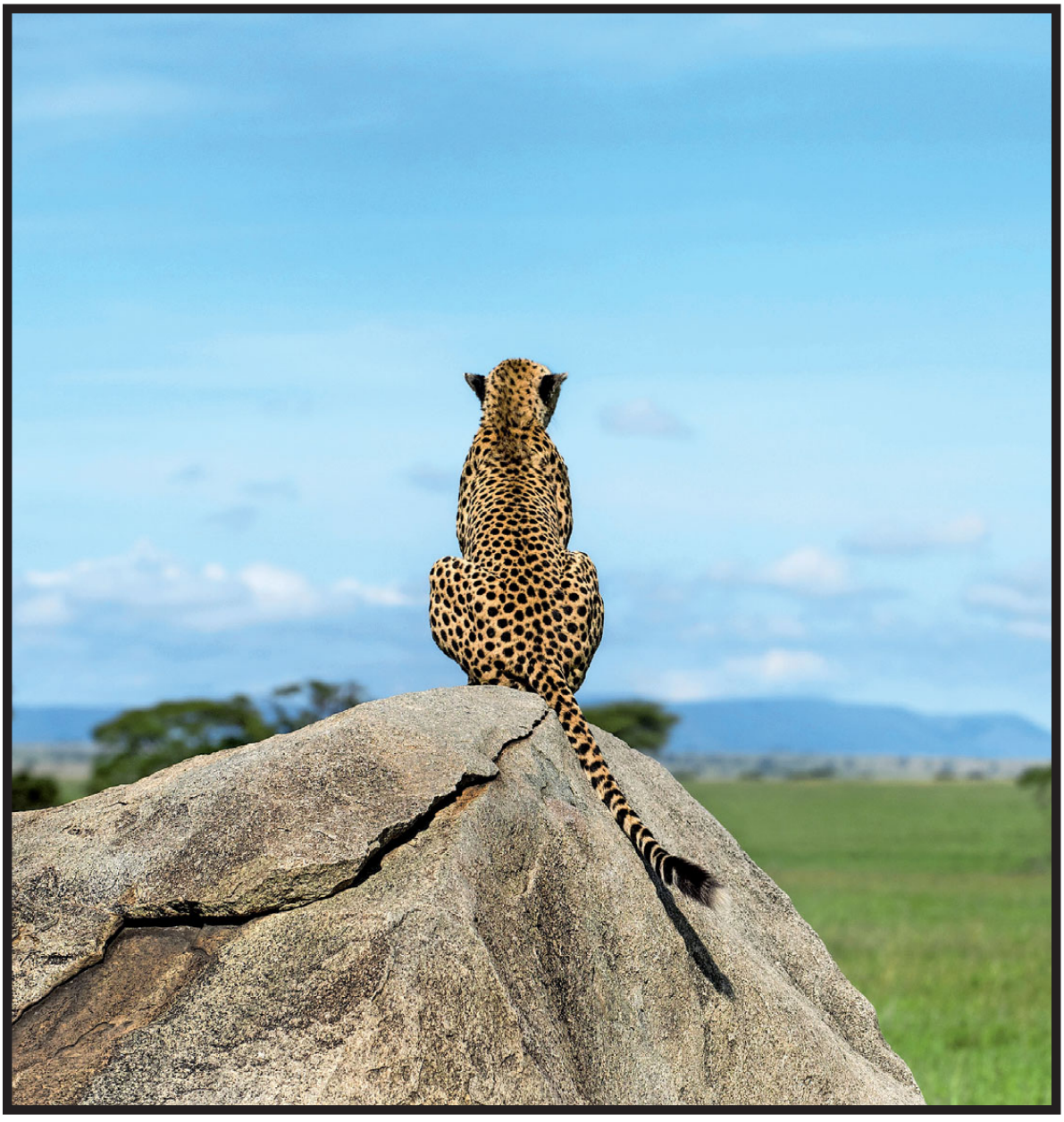
# ARENA

{THE FINEST EVENTS IN LONDON THIS MONTH}



## TRIP OF A LIFETIME

*Olympia could offer a gateway to your dream holiday*

Whether you want to experience the colourful festivals of Rajasthan, cycle along the River Danube discovering Europe's stunning countryside and spectacular cities, witness nature's most epic migration whilst on safari in the Serengeti (pictured), or soak up the views from Christ the Redeemer in Rio de Janeiro, the Destinations Show will banish any gloom hanging over you early in 2016. From 4-7 February at Olympia you will be able meet the experts direct who can tailor-make your next dream holiday.

**For tickets call 0871 230 7141 or visit destinationsshow.com**

## SOMETHING FOR THE WEEKEND

Cutting-edge glamour arrives in the capital as London Fashion Weekend returns from 25-28 February at the Saatchi Gallery. For four days, the art gallery will transform into a fashion paradise as big names from the beauty and style industries show off their creative work. King's Road SW3 4SQ; 020 7823 2363; saatchigallery.com

### East meets West

On 2 February, Tom Aikens and the Typing Room's Lee Westcott are to host a collaborative, one-off dinner at Tom's Kitchen Chelsea. The evening will begin with the two introducing the five-course tasting menu, and talking through the produce and skills involved in creating the Modern European dishes that combine the best of their creativity.

**For reservations, email chelsea@tomskitchen.co.uk or call 020 7349 0202**

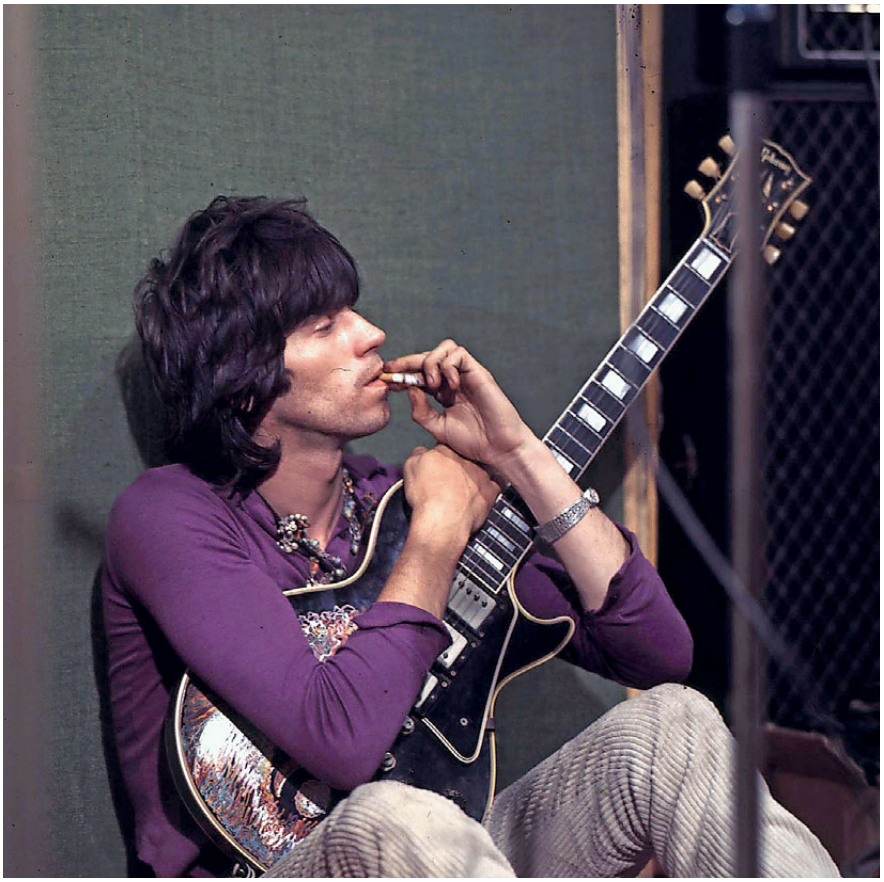
### Genius brought to life

Predominantly recognised as one of history's greatest painters, Leonardo da Vinci was also a uniquely gifted draughtsman. Using close observation and taking inspiration from the natural phenomena around him, da Vinci created a remarkable body of mechanical drawings – as you can see from 10 February at the Science Museum.

**Exhibition Road SW7 2DD; 0870 870 4868; sciencemuseum.org.uk/leonardo**

DAVID GRIFFIN; CHE RICHARDS; SIMON TURTLE

# ARENA



**Riding the wave**
BFI Southbank has mounted an extensive season dedicated to one of the most innovative film directors in the world, the godfather of the French New Wave Jean-Luc Godard, running until 16 March. The season will include over 100 examples of his vast and varied output, including feature films, short films, self-portraits, experimental TV productions and a number of rarities (pictured: Keith Richards in Sympathy for the Devil).
**See full listings at bfi.org.uk**

***Online***
See more February events at theresident.co.uk

**Full of colour**
As one of the country's most exciting colourists, Jenny Wheatley will fill Llewellyn Alexander gallery with an intensity of colour that recalls the Late Impressionists and the Fauvist Movement. Richly painted oils and acrylics, and bright and vigorous watercolours, show the breadth of the artist's palette.
**124-126 The Cut SE1 8LN; 020 7620 1322; llewellynalexander.com**

**Place to be**
London's most exciting dance theatre has announced the line-up for the 27th edition of Resolution festival, which runs until 19 February. Across 26 nights, 78 companies take to the stage at The Place to test the limits of dance through bold ideas and movement.
**17 Duke's Road WC1H 9PY; 020 7121 1100; theplace.org.uk**


*STAR OF THE STAGE*

*Following critical acclaim and a sell-out run at Shakespeare's Globe, Jessica Swale's new play Nell Gwynn transfers to the West End for a strictly limited season from 4 February starring Gemma Arterton in the title role. It is 1660 and Charles II has exploded onto the scene. At Drury Lane, a young Nell Gwynn is selling oranges for sixpence – but someone is watching...*

*For tickets and to book call 0330 333 4809*

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# MOVING ON UP

*Why Notting Hill's new Academy of Music is the most exciting thing to happen to the area's art scene in years*

*Words* ALEXANDER LARMAN

When one thinks about Notting Hill, there are many things that come to mind – top-notch restaurants, Hugh Grant and a blue door, Carnival and some of West London's loveliest streets. Yet it's also the case that, despite the many record company offices based a short walk away and the legendary West London scene, there has been surprisingly little in terms of music education in the area. Now, thanks to Relentless label supremo Shabs Jobanputra and experienced artist development manager and former head of respected institute ACM, Ewan Grant, the Notting Hill Academy of Music has come into being. Fittingly, it is located within the famous Arts Club.

Ewan Grant and Trevor Nelson chat about what the Academy of Music can offer

Chatting to Grant about his involvement with the Academy, it becomes clear that he's taking his responsibility extremely seriously indeed. 'I've been involved in contemporary music education for the last five years, and have done a lot of guest lecturing. One thing that I've found about teaching music in the UK is that it isn't industry relevant – these traditional degrees have not been validated by the industry, but by educators. The students didn't have the experience that they needed. So earlier this year, I hooked up with Shabs – who I've known since I was a manager at Ministry of Sound, and who had a similar attitude towards what the industry needed – and we had the idea of setting up a finishing school, somewhere that wasn't a staid classroom in a university space. Shabs, the owner of the Notting Hill Arts Club, seemed a perfect fit – not least because the Arts Club is synonymous with the music industry, so putting a classroom in there seemed perfect.'

*The Arts Club is synonymous with the music industry, so it's perfect for a classroom*

With a maximum of 24 students per course, the Academy is intended to be small, boutique and focused. Grant is also intent that, rather than it featuring 'the kind of traditional lecturer who's never worked in the industry and knows nothing, or someone who's only there to trade war stories', it will provide the best music industry-facing education to a select number of students. As he puts it: 'We will not be expanding this to fulfil a dream that doesn't exist. It will be focused, intense and vocational. We want to be proactive and reactive, getting our students in front of industry experts, but we expect a lot from them.'

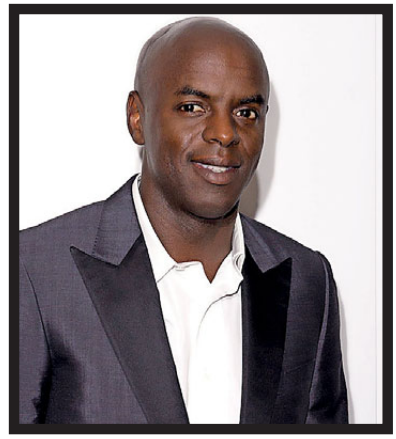
Nonetheless, early results have been extremely rewarding. An impressed Grant points out that 'it's been enlightening to find people who have passion and a desire to get on in music, to set up their own publishing company, as well as being a songwriter'. The contribution of Jobanputra will also be crucial ('He brings a vision of the industry as it is today – his label living under the Sony umbrella – and our students will attend marketing and A&R meetings at Sony. Nobody else is offering that') and they have a high-profile patron involved in the form of Trevor Nelson, who will be mentoring students for a day a month.

Notting Hill has a colourful musical heritage, from the Carnival to stars like Rita Ora

Grant knows that the Academy faces a tough challenge in the straitened days of the music industry, but sees the decline in record sales and the rise in downloading and streaming as an opportunity, rather than a problem. 'The industry today is an extremely exciting marketplace, and the parameters have changed a great deal. Some areas are no longer as lucrative as they were, but it's still a hugely valuable worldwide industry. We want to explain to our students how revenue streams work. On the one hand, the streaming industry is being accused of killing music, but on the other, it's making it more accessible. I used to run a record shop, and if I could have streamed music back then, I'd be a multi-millionaire. A campaign on an artist ten years ago was all about pre-release until it charted, and now streaming has changed all that.'

And, of course, Notting Hill is the perfect location. 'The opportunity with the Arts Club meant that it was our first choice – we couldn't think of a better place to do it with,' Grant claims. 'There's nothing else in West London like this, and having the locale is a big advantage, when it comes to the masterclasses and the guests. The heritage of the people who have lived and played here – Mark Ronson, Lily Allen, Rita Ora – it's inspiring.' One imagines that it won't be long before we hear about the next generation of Ronsons, Allens and Oras, all products of this thrilling new initiative.

**Notting Hill Academy of Music, 21 Notting Hill Gate W11 3JQ; 020 7598 5226; nottinghillacademyofmusic.com**



# Mentoring time

Trevor Nelson on his involvement with the Notting Hill Academy of Music

**Why did you decide to support the Notting Hill Academy of Music as its patron?**
When the idea of the Academy came up and I was asked to support it, I very quickly realised that its aims were exactly the type of thing I would have wanted to do when I was trying to get into the industry, so I happily decided to throw my weight behind it.

People think the music industry is glamorous, but what they don't realise is that it's also fraught with hurdles and there are key things you need to know in order to navigate the business. What this Academy offers is a finishing school for people who want to get into the industry and one of the main reasons I decided to get involved is because I think there is a huge gap between people getting degrees and actually being ready for the industry.

**Why is a resource like the Notting Hill Academy of Music important for young people right now?**
A resource like this is exactly what I would have wanted to do as a kid. The Academy actually enables them to get a fully-rounded education, including the business side of the industry, so that they actually have a genuine chance for a career in this notoriously tricky world. The fact that it's backed by major labels, including Sony and Warner, is also massively important because it'll give people the real-life work experience and useful knowledge and skills they need.

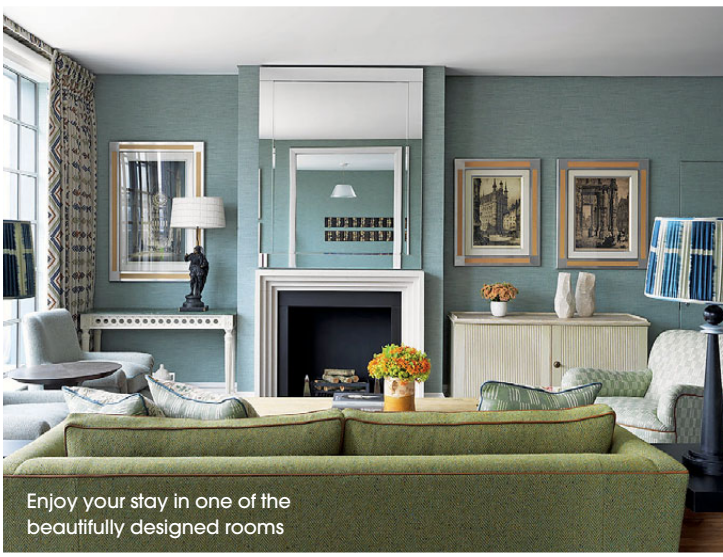
**Your daughter Mali is in the music industry too – what advice do you give her about it? Do you have similar tastes in music?**
My daughter has great taste in music and is an independent spirit who makes great alternative electronic music. I can only give her advice if she asks for it – which is quite rare!

**What song most reminds you of Notting Hill and why?**
It's got to be Jocelyn Brown's Somebody Else's Guy. It always reminds me of Notting Hill when I was an unknown kid raving at Carnival that year when it was the biggest tune of the summer.

Refuel is the perfect place for a bite to eat in Soho

# 24 hours IN SOHO

*From breakfast to dinner and a luxury stay in W1, The Soho Hotel offers discerning Londoners a taste of 5 star city living*



Enjoy your stay in one of the beautifully designed rooms

After years of losing out to East London, Soho has finally got its groove back as one of our city's most vibrant neighbourhoods. Situated in the heart of Soho, between Dean and Wardour Streets, The Soho Hotel is one of the area's best places to visit, day and night.

The hotel, which opened in 1994, is the brainchild of hoteliers Tim and Kit Kemp, and boasts 96 bedrooms and suites plus six private apartments. Personally designed by Kit, every room is different, styled with a colourful, comfortable London look.

Downstairs in Refuel, the bustling all-day bar and restaurant, Kemp has created a welcoming, eclectic space that's perfect for everything from a quick pre-shopping coffee to a fun Sunday brunch or lively Soho dinner out with friends. The bar itself is also a perfect meeting place for a cocktail (or two), served by friendly and knowledgeable staff.

If you're looking for the perfect place to stay in W1, The Soho Hotel won't disappoint. Each of the hotel rooms offers a great night's sleep in the hotel's famously comfortable beds and gym bunnies can keep up their fitness routines at in-house gym Soholistic, where you will find the very latest Life Fitness strength and aerobic machines. The hotel also offers guests two beauty treatment rooms with a varied menu to lie back and relax, using Temple Spa products.

And if you're thinking of hosting a big party or looking for an events space with a difference, The Soho Hotel offers a host of options, from private rooms, to the private Crimson Bar and even two private screening rooms.

**The Soho Hotel, 4 Richmond Mews W1D 3DH; 020 7559 3000; sohohotel.com**

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# HOMES

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## STRIKE OF LIGHTING

*The many ways you can bring colour into the home*

There's no getting away from the fact February is still dull, grey and has that post-Christmas and New Year hangover feeling still lingering. What we all need is a little colour in our lives, so Kara O'Reilly obliges with four pages of tips to liven up the home from page 28. The Laslett Hotel has quite colourful connections to Notting Hill's past, so we also go inside the area's newest attraction on page 24.

The Henderson Bar is named after local legend, Russ Henderson of Notting Hill Carnival fame

# TELLING A STORY

*Named after a local pioneer, The Laslett Hotel distils the essence of Notting Hill into a beautiful new style*

*Words* JACKY PARKER

There's no denying that Notting Hill has seen huge changes over recent decades – and whilst evolution is natural and true of other pockets of London, the various transformations of this West London enclave have been dramatic. From its post-war reputation as a 'down-at-heel' neighbourhood to its bohemian high point towards the end of the last century, the area has since morphed into its current status as a global 'destination', attracting hordes of tourists from across the world, seeking a slice of the action or still just taking photos of *that* blue door. While many of the independent institutions that gave the area its character have given way to big brands and faceless organisations, one recent arrival that seeks to redress the balance is The Laslett Hotel on Pembridge Gardens, tucked just behind Notting Hill Tube station.

The Laslett Hotel's interiors are all about understated luxe

Founded by Tracy Lowy of Living Rooms and designed by architect Tom Bartlett of Waldo Works, The Laslett is a 51-bedroom boutique hotel with a chic ground floor space incorporating a bar and library. As much neighbourhood hang-out as somewhere for visitors to lay their heads, it captures the essence of the area and presents it in a beautifully stylish way. 'Tracy and I both grew up in the area and have worked together before,' says Bartlett. 'We had looked at other hotel projects over the years and not gone ahead for various reasons, but when we saw this we knew we wanted to do it.'

Named after Rhaune Laslett, a much-loved local community activist whose Notting Hill Festival in the 1960s sewed the seeds for the now world-famous Carnival, the duo's aim was to celebrate Notting Hill's rich cultural heritage and capture the energy and creativity that characterizes the area. 'We wanted to bring in the boho spirit and eclectic feel that the area was known for,' says Bartlett. 'The relaxed nature of the house parties that we used to go to and the atmosphere that Portobello Market still brings. Tracy thought it was fitting to choose the name of someone linked to the area and its culture.'

*We wanted to bring in the boho spirit and eclectic feel the area was known for*

Housed within five Victorian terraced townhouses, The ›

The hotel has been built within five Victorian townhouses

The hotel's lobby shop sells everything from scented candles to glamorous jewellery

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The master bedroom suite comes complete with a luxurious bathroom

Laslett's exterior is all beautiful white stucco facade and Italianate pillars, while inside it is understated luxe. 'We didn't want it to have that overt "luxury" look, people don't really come to Notting Hill for that,' says Bartlett. 'We wanted it to be beautiful and authentic.'

Bartlett and Lowy discussed what they loved most about the area, what they missed and how they wanted it to be represented. 'There are so many different types of people who visit the area for different reasons,' says Bartlett. 'We didn't want it to be everything to everybody, we wanted to express what we thought about Notting Hill.'

The duo looked at visual references from the late 80s and early 90s: from the street style of the Buffalo fashion movement spawned around Portobello and its images in the Face magazine, to the nightlife and art scene. 'It was a very exciting time and a very multi-cultural area then,' says Bartlett. 'We both felt that was being lost and wanted to talk about it again.'

Having looked back for inspiration, both were resolute in wanting The Laslett to be in the present. 'From the photos and magazine covers we came up with the colour palette of tonal greys with splashes of red,' says Bartlett, 'but we wanted it to feel personable and intimate.' In the rooms they have created a comfortable home away from home feel, with stand-alone furniture from British designers such as Russell Pinch and Tom Dixon, artwork on the walls, and books and objet d'art on the shelves.

*We wanted the colour palette to feel personable and intimate*

The artwork – sourced by Bartlett's brother-in-law and creative director Ben Kelway of Atlas Studio – includes the work of local artists and designers, with illustrations by Biba founder, Barbara Hulanicki, and photography of Carnival sound systems by Brian David Stevens, while the antiques and ephemera were provided by local antique dealer, Jerome Dodd of Les Couilles du Chien, on Golborne Road.

Other local connections include the bar named after Trinidadian musician, Russell 'Russ' Henderson MBE, one of the founders of the Notting Hill Carnival. The Henderson Bar and Coffee Shop is open to non-residents and serves food and drink throughout the day, with light bites from Clarke's Kitchen and other nearby suppliers, as well as hosting regular pop-ups, such as Oyster Night.

Admiring visitors will be delighted to learn that a selection of the artworks, and other pieces such as gorgeous scented candles by Couverture & the Garbstore and jewellery by Les Glorieuses, are available to buy in the hotel lobby shop, so they can take a little of piece of Notting Hill style home with them – a reminder of the area before times change once more.

**8 Pembridge Gardens W2 4DU; slh.com/hotels/the-laslett**

**THE DARK SIDE**
Colour doesn't always have to mean in-your-face brights. The interior designer Abigail Ahern has made the use of moody hues one of her signature effects. She recommends going the whole hog and painting everything in one shade, as it blurs the boundaries in a room and creates the illusion of more space.
**Abigail Ahern paints, £33 per 2.5l emulsion, abigailahern.com**

**FEATURE WALL**
There really are a myriad of bold and beautiful wallpaper designers out there to suit everyone's taste and colour schemes, but one of my go-to companies is Cole & Son. Its latest Geometric II collection includes this glorious harlequin print design, which lends itself to a papered feature wall.
**Prism wallpaper, £92 per 10m roll, cole-and-son.com**

# COLOUR CODES

*From feature tiles to new ways with paint, here are the latest ways to introduce some dramatic shades into your home*

*Story* KARA O'REILLY

# loaf

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**WINDOW FIX** Create a cosy bedroom by decorating it in saturated shades. Colour-matched shutters can be a dramatic way to make the colour all-enveloping, as well as drawing the eye to the window as a feature. **Custom-finished solid shutters, from £159 per sq m, californiashutters.co.uk**

**TILE TECHNIQUES** The current vogue for using patterned tiles is an attractive way to introduce colour into functional rooms such as the bathroom and kitchen. Take the lead from this en-suite and run floor tiles up the wall to demarcate the shower area, a design by the new Drummonds Bathroom Design Service. **drummonds-uk.com**

**FLOOR SHOW** Choose a generous-scaled rug in a beautiful, bold design and it can be the colour centre-piece of the whole room. Use complementary accessories or furniture to emphasise key shades in the pattern. **Sellarsbrook Yellow hand-knotted Tibetan wool rug by Suzanne Sharp, £775 per sq m, therugcompany.com**

**ARCHITECTURAL DETAILS** Picking out architectural details with a strong paint shade is a simple way to add a lot of interest to a room. Skirtings, plus door and window frames, are good places to start, but chimney breasts and coving can also look dramatic. **Aloe Spike and Winter Sedge matt emulsion, £36 per 2l, paintbyconran.com**

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# Frustrating for armchair critics. There's nothing to complain about.

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**PAINT SKILLS**
You don't have to stick to one colour when decorating a room. Use a palette of complementary paint shades to create graphic effects such as this varied-width stripe design.
**Paints from the Colour Futures 2016 collection, matt emulsion, £24.49 per 2.5l, dulux.co.uk**

**STATEMENT LIGHT**
Add a shot of vibrant colour in the shape of a statement pendant light. If you have the ceiling height – lucky you – then you can go to town with a jaw-dropping contemporary chandelier such as this one from a vast range of designs at lighting specialists Christopher Wray.
**Eckert by Italamp, £3,125, from christopherwray.com**

**BATHING BEAUTY**
Forget white sanitary ware – instead introduce colour into your bathroom by getting your bath exterior finished in a custom shade to really introduce some personality into the space.
**Tubby Torre Duo roll-top bath (can be finished in any Dulux Trade colour), from £2,613, albionbathco.com**

**BOLD FURNITURE**
Be brave and buy bright upholstery. A large piece, such as this sofa, can be the way to bring a hit of colour into a neutral scheme. If you don't feel quite ready to invest in bold furniture, then a selection of bright cushions are a subtler take on the same effect.
**Metro sofa, from £1,384, and Metro chair, from £1,005, both delcor.co.uk**

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Norton upholstered wingchair, £1,530, jamesuk.com

Kustom mirror, £435, barkfurniture.com

Snowstorm blown glass candle holder, £45, papastour.com

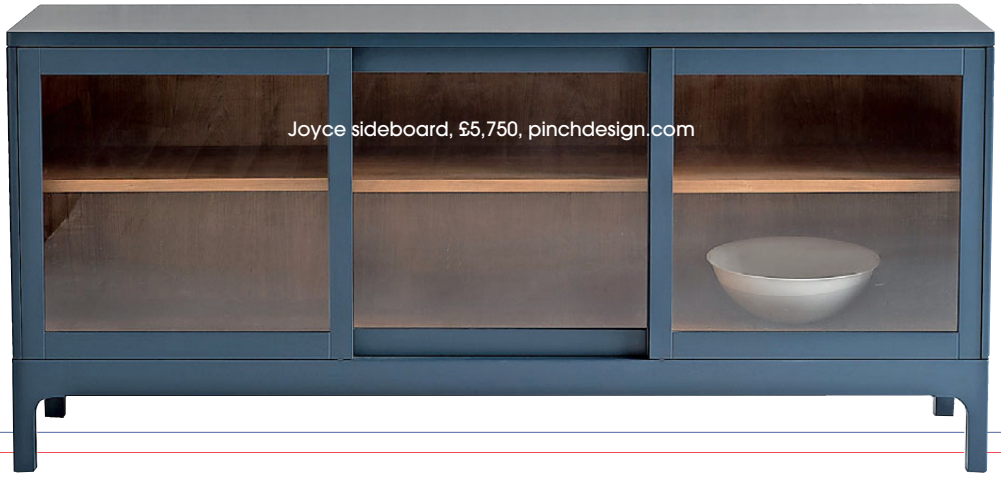
# MADE IN BRITAIN

*Whether it's pieces by long-established firms or upcoming designer-makers, buying into great British style has never been easier*

*Story* KARA O'REILLY

East Meets West Lundunar Kort globe, £570, kristjanaswilliams.com

Moss scented candle, £12.95, bogstandard candles.co.uk



Joyce sideboard, £5,750, pinchdesign.com

Wrapped Rabbit Mighty mug, £22, rorydobner.com

Anglepoise Giant 1227 pendant lamp, £350, anglepoise.com

Cashmere Qest Elaborate Check throw in Blue, £495, Johnstons of Elgin, johnstonscashmere.com

Scattered Fern cushion in Ink, £45, clarissahulse.com

Blue dragonflies dinner plate from the In Colour collection, £45, melodyrose.co.uk

Ercol Originals 911 Chairmakers chair, from £795, ercol.com

English stainless-steel six-piece cutlery setting, £95, davidmellordesign.com

Tea building architectural model, £140, chiselandmouse.com

Net bar stool, £384, markproduct.com

Wire table lamp by Deadgood, from £685, viaduct.co.uk

Lambswool multi windowpane cushion in aqua blue, £49.95, brontebymoon.co.uk

Marrakech Palm wallpaper in Midnight Blue, £78 per 10m roll, barnebygates.com

Harley fine bone china cup and saucer, £45, mrs-moores-vintage-store.co.uk



Walter pendant with anthracite glass shade, £379, originalbtc.com

Recycled cotton throws, £69.50 each, ianmankin.co.uk

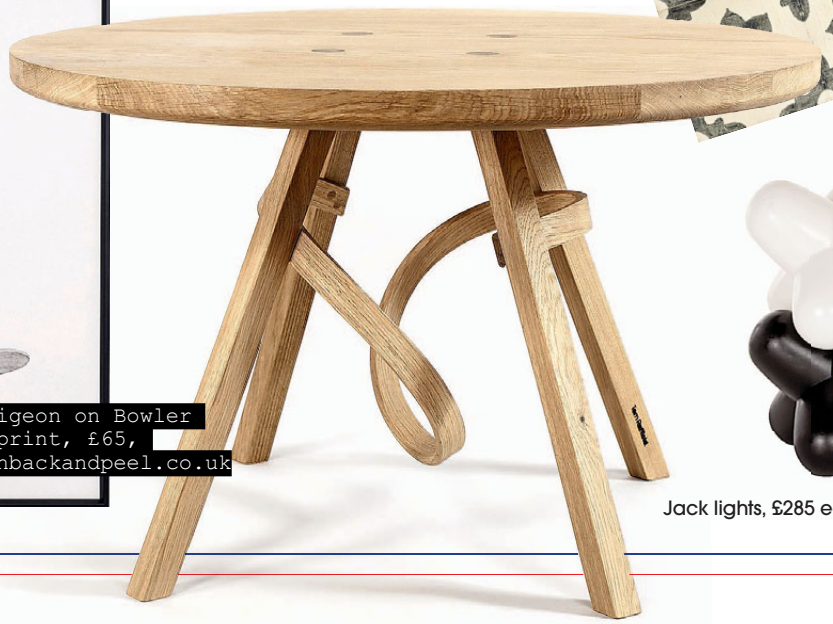
Artic fine bone china jug, £55, reikokaneko.co.uk

U candle holder in copper by Minimalux, £185, viaduct.co.uk

Santona Coal glazed tiles, £9 each, bertandmay.com

May hand-crafted English oak coffee table, £995, tomraffield.com

A2 Pigeon on Bowler Hat print, £65, thornbackandpeel.co.uk



Jack lights, £285 each, tomdixon.net

Gigi Brooks' specialist teams will help you plan everything

# SWEET DREAMS

*Looking to create a child's bedroom they'll love? Gigi Brooks can help*

As one of the UK's leading interiors companies, Gigi Brooks knows a thing or two about design and offers their customers the chance to design and furnish their homes with some great buys from around the world.

They are also experts in designing and furnishing children's bedrooms of all ages and offer a bespoke service that specialises in a complete interior design service. This unique service offers you and your children the chance to design a unique room they will love.

Gigi Brooks' fantastic team of interior designers will work with your ideas, dreams and even sketches to bring your ideas to life. Their home visit service (to anywhere in the world) offers you the chance to speak in person to their designers and show them around the room you want to decorate and furnish. The expert team at Gigi Brooks HQ specialises in three core areas of design from detailed one-off bespoke commissions to complete room designs, all from initial concept to full installation.

So whether your child is a pirate fan, loves animals or is football mad, the team at Gigi Brooks can help you create a unique bedroom they'll adore.

**To enquire about a bespoke project, no matter how big or small, call Gigi Brooks Customer Services team on 01507 608 251 or visit gigibrooks.com**

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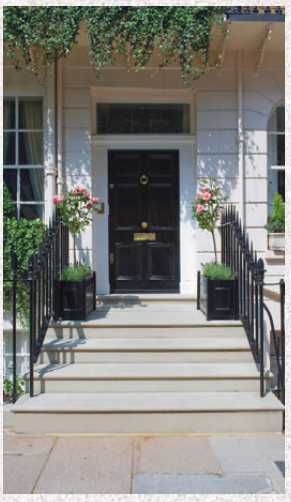

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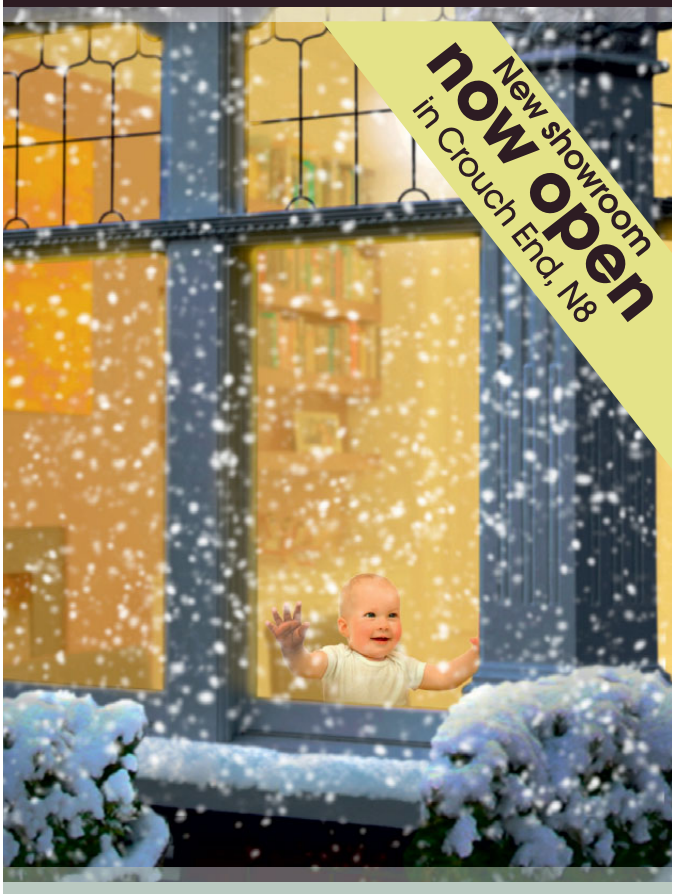


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**INSIDE INFORMATION**

If you can't come up with an excuse to spend a decadent night – or two – in one of the inspiring London design hotels owned by boutique chain, Firmdale, then now is your chance to get a sense of how co-owner Kit Kemp comes up with her bold interiors. Her latest beautifully photographed book, Every Room Tells A Story, gives a behind the scenes look at how she creates her distinctive, colourful and desirable room schemes – and gives some proper insights on how you might attempt to emulate her signature style at home. **Kit Kemp: Every Room Tells A Story, with photography by Simon Brown (Hardie Grant, £30). The Resident readers can buy it at the special price of £25 (inc p&p). To order, call 01256 30266 and quote GS2**

# HOMES *NOTEBOOK*

*Kara O'Reilly brings you the latest interior news*

## *Mini Trend:* *Sculptural side tables*

Chiswick glass nesting side tables, £249, atkinandthyme.co.uk

Vasari metal side table, £350, johnlewis.com

Nixon end table, from £595, uk.jonathanadler.com

### Get sorted

My favourite interiors buy of recent times has been my Joseph Joseph Totem bin by design duo PearsonLloyd. Until I invested, little did I realise how much of a difference having a well-considered and good-looking bin that allowed me to easily organise my waste and recycling could make to the overall feel, look and tidiness of my kitchen. The company has now added a slick stainless-steel finish to the range. **Totem 60 S, £250; johnlewis.com. Totem, from £175, josephjoseph.com**

### GLASS ACT

One of the most eye-catching launches at London Design Week was the Mineral Pendant range by blown glass light specialists, Rothschild & Bickers. I put it down to its on-trend colours and resemblance to giant marbles. From £550 each, rothschildbickers.com

# Ham Hock Rilletes with Pistachio Salt

A twist on a french classic of goose rillettes from Tyler Martin at Salt and Honey Bistro.

SERVES: 4 – 6
SKILL LEVEL: Easy
PREP TIME: 1 day in advance
COOKING TIME: 4 hours

EQUIPMENT NEEDED:
Pot, chopping board, knife

INGREDIENTS:
- 2 smoked ham hocks
- 1 tsp coriander seeds
- 1 tsp black pepper
- 1 tsp bay leaves
- ½ onion
- 1 carrot
- 200g celery
- 30g chives
- 30g parsley
- 1 tsp garlic
- Pinch of thyme
- 250g salted butter
- Pistachios
- Maldon salt

METHOD
1. Wash the ham hock then place into cold water with the poaching aromates.
2. Simmer for 3-4 hours or until the meat comes away from the bone.
3. Take out of the poaching liquid, and leave until cool enough to touch.
4. Bring 250g butter to room temperature, and mix with the fine chopped parsley and thyme.
4. Season to taste
5. Place in a sealed container, and leave over night
6. Toast off the pistachios then grind with maldon salt

TO SERVE:
Heap a spoonful of rillettes onto a serving plate, top with a dusting of the pistachio salt and serve with crusty bread.

SALT & HONEY

28 Sussex Place, London W2 2TH
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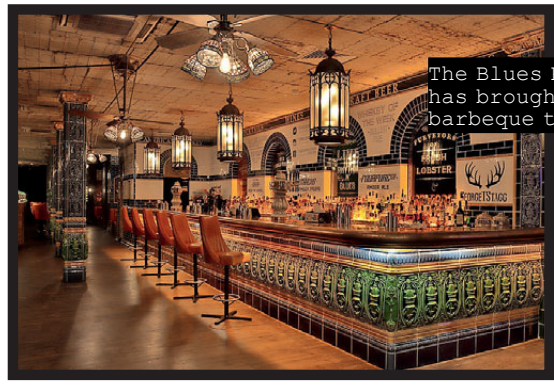
# TOM PARKER BOWLES

## *Why I won't be giving up smoking any time soon*

It all makes me feel rather ancient. Barbeque, that is, various cheap, tough cuts of meats cooked slow and low. Seriously, you can hardly potter two minutes through town without being assaulted by a rack of Memphis style ribs, or pulled Boston butt, or brisket with a markedly Texan twang. Hell, pulled pork is so damned ubiquitous that I'm weary of the very sight of it.

It wasn't always thus. Because 15 years back barbeque, to the British, still meant the brutal abuse of a perfectly innocent sausage, over roaring, chemical infected flames. A technique the Americans call 'grilling'. No, real 'que' over here was near impossible to find. In fact, you could only find it at Arkansas Café, in Spitalfields, run by a great man called Keir Helberg, better known as Bubba. Now Bubba was a pit master, a veteran of American competitions, contests where the prize money moves into tens of thousands of dollars, and bragging rights are beyond price. Bubba gave London a taste of the real thing.

As Lolie Eric Elie writes in his sublime Smokestack Lightning, the real diehards '…worship their own gods, speak their own language and think that the ability to distinguish a brisket from a butt is no less basic to a civilised existence than lounge chairs and chilled beer'. Amen to that. I judged for two years at the Jack Daniels Invitational. Hell, I'm even a certified Kansas City Barbeque Society judge. And sampled all sorts of oak and apple and cherry wood smoked joy in shacks and lean tos across the back roads of Tennessee, North Carolina, Texas and Arkansas. Then I came back to London. And wanted, no craved, a whole lot more.



The Blues Kitchen has brought proper barbeque to town

'Que' is the most democratic of American foods. It's the food of Presidents and pan handlers, best eaten with one's hands, on a simple wooden bench, washed down with iced tea or the occasional illicit beer. Back in London, Bodeans came after Bubba and started well, even if it has gone downhill since. Unlike The Big Easy in Chelsea and Covent Garden, which gets ever better. And then there are those glorious pioneers of serious British barbeque, Pitt Cue Co in Soho, who really know their craft. Others, too, like Red's True Barbeque, an ever-expanding chain that takes smoking seriously. Plus Burnt Ends from The Blues Kitchen (Shoreditch, Camden and Brixton), Neil Rankin's upmarket Smokehouse (Chiswick and Islington), and Soho's Shotgun, which divided the critics, but still knows its smoke. As does Grillstock Walthamstow. And don't forget those street food maestros, The Rib Man, BBQ Lab and Smokestak. At long last, and not before time, London has some smoke to truly savour.

### *EDITOR'S CHOICE – JOINING THE QUE*

**The Rum Kitchen**
An absolute local legend, The Rum Kitchen opened in Notting Hill in 2012 and continues to wow locals and visitors alike. It has a focus on Caribbean beach shack food, and the elements of the menu cooked over charcoal stand out, especially the pork ribs.
**6-8 All Saints Road W11 1HH; 020 7920 6479; therumkitchen.com**

**Desejo do Brazil**
Bringing a little taste of the food and hospitality of Brazil to Paddington, Desejo do Brazil is all about the 12 different cuts of meat they offer visitors. Each cut is specially marinated and cooked on a uniquely designed grill before being served. Love it.
**168 Sussex Gardens W2 1TP; 020 7402 3456; desejodobrazilrestaurant.com**

**Rodizio Rico**
Another Brazilian entry, but Rodizio Rico does go the whole hog when it comes to BBQ (literally). Their Full BBQ menu offering doesn't shirk on the portions, and you can even have some barbequed veg on the side to make you feel a little better about the feast.
**111 Westbourne Grove W2 4UW; 020 7792 4035; rodiziorico.com**

# UNDER THE IVY

*Rejoice as The Ivy has come to Kensington. Executive Chef Sean Burbidge discusses what makes the restaurant so special*

*Words* ALEXANDER LARMAN

The Ivy Kensington won't just be about the food, with the brasserie bar an ideal setting for a post-work or weekend cocktail, with a host of bespoke creations on the menu

Once the preserve of exclusive celebrities who flocked to the Covent Garden outpost, The Ivy has made commendable steps in the past year to democratise its brand. After the first expansion into The Ivy Market Grill, they opened a sister establishment on the King's Road, The Ivy Chelsea Garden, to much delight and acclaim (not least by this magazine, awarding it a much-desired five stars for atmosphere). Since then there's been a major refurbishment of the original restaurant, a new café in Marylebone and now, for its latest innovation, a new brasserie in Kensington, which promises to offer the tip-top food, service and ambience of all the others.

Talking to the group's Executive Chef, Sean Burbidge, it becomes clear that opening a consistently excellent series of restaurants that are fit to bear The Ivy name is not an easy task. 'We're expanding rapidly, but we only open anything new when we're ready and have found exactly the right site,' he says. Opening in Kensington was a simple decision: 'The area is surprisingly short of all-day dining restaurants,' Burbidge explains. 'Judging by the enthusiasm that we're meeting from local residents and businesses, this is exactly the right place to be opening.'

An all-day operation like the one at The Ivy Kensington can be an enormous challenge; Burbidge freely admits that 'there is no down-time between services, so when new staff come onto a shift, they need to hit the ground running'. Those who do work find themselves dealing with an eclectic range of meals that include breakfast, elevenses, snacks, lunch, afternoon tea, supper and aperitifs – little wonder that, as Burbidge notes, 'the team is very experienced in multi-tasking'. Nonetheless, early feedback on the menu is extremely positive. In terms of Kensington exclusives, diners can expect the likes of mussels and chips (not moules frites in such an English operation) and steak tartare, and bar managers Sean Jackson and Jeremy Evans have designed a dozen bespoke cocktails, including the delicious- ›

The Ivy Kensington is already a local hit, with regulars enjoying the opportunity to dine at any time of the day and enjoy an eclectic range of meals along the way

sounding Ivy Kensington Royale, a fantasia of sloe gin, hibiscus-marinated raspberries and champagne.

Burbidge, who first became involved with The Ivy Group in 2014, used to be Head Chef at Pétrus, one of the Michelin starred-highlights in Gordon Ramsay's empire. While respectful of his former mentor ('He taught me how to set goals and how to achieve. I know I sound like a broken record, but I feel strongly that standards and consistency are key in this business'), Burbidge is very much his own man, and points out that 'comparing what we do at The Ivy with a Michelin starred establishment is rather like comparing apples and oranges', although he does allow that 'the similarities are, however, present in setting standards, consistency and ensuring that the customer is always looked after and given the best possible experience'.

*I sound like a broken record, but standards and consistency are key in this business*

He always wanted to be a chef, saying 'I started working in a restaurant at 15 at the weekends and loved it. I've never looked back from there'. There has been a lot of pressure and difficulty along the way, but he thrives on the challenge. While there's no such thing as a typical day, his involvement spans all the restaurants in the group, which makes for a varied portfolio of work. 'I oversee the kitchens in all the sites, have regular menu development meetings, tastings and regular meetings with the Head Chefs of each site. I spend a lot of time with senior members of staff, coaching them to ensure we are achieving consistency across the group. I'm really proud of being the Executive Chef of this group – just as proud as I was of achieving a Michelin star at Pétrus!' It was something of a culture shock at the beginning – 'When we opened The Ivy Market Grill in November 2014, the biggest challenge I personally faced was going from doing 600/700 covers a week at Pétrus to doing 1,000 plus a day over a weekend' – but it has paid off in spectacular fashion.

If 2015 has been one of The Ivy's best years, then 2016 promises similar innovation. Burbidge's stated intentions are 'to grow within the company, maintain standards, and always be ready for the next challenge', but he's coy about whether more Ivy restaurants are planned, saying 'let's get Kensington open before we start talking about other sites, shall we?'. However he does allow that 'like any other restaurant group, we're always on the look out for suitable new sites across the board'. While he refuses to describe one of the restaurants as his preferred one ('That's like asking if someone has a favourite child'), he admits he's especially drawn to the 'very warm and cosy' setting at The Ivy Café in Marylebone. And, finally, what are his favourite dishes? 'I have a penchant for the classic, shepherd's pie, and I think our new steak tartare is really tasty. But if I was going to recommend just one thing? The slow cooked lamb shoulder with Parmesan polenta, roasted pepper olives and basil. It's delicious!'

The proof is, as they say, in the pudding, but there seems little doubt that the extremely talented Sean Burbidge will be cooking up yet another Kensington success.

**96 Kensington High Street W8 4SG; 020 3301 0500; theivykensingtonbrasserie.com**

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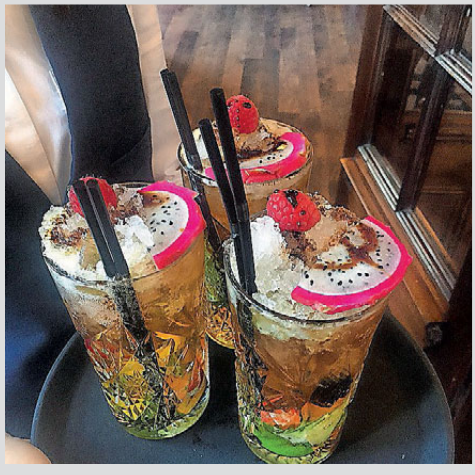
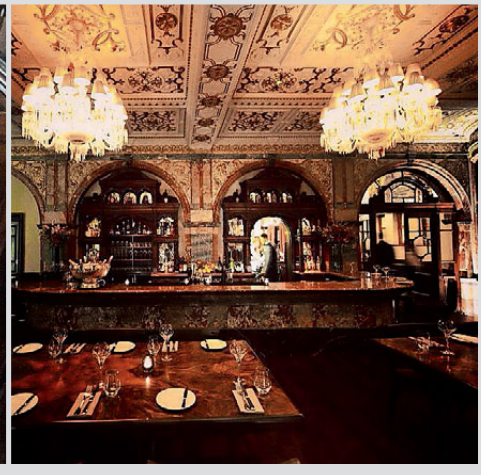

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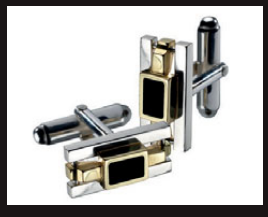

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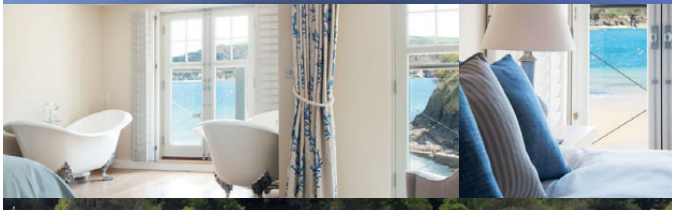

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# SNAPS & RYE

*Words* CATHERINE MCCABE

The crab is complemented by smoked sea trout, apple and buttermilk

What is it about the Danes that allows them to create warming cosiness out of a blank canvas? At Snaps & Rye, the Scandinavian cafe that couldn't keep itself out of the press in 2015, there are harsh angles, alarmingly-organised shelves, minimalist Anne Black crockery – and yet it has the warmth of a Sunday evening spent engulfed in a beanbag. The Danish style is a slow burner, presenting as austere before breaking into a big toothy grin. Like the strong Akvavit liquor used to spice up my Prosecco cocktail, it hits you hard, until suddenly a rush of warmth fills your extremities.

That warmth is what the Danish call 'hygge' – when the world is reduced to a manageable dining room size. And if you're going to forget the world for a dining room you could do a lot worse than Snaps & Rye, where fresh fish and sharp Danish flavours are found on almost every plate. The café recently started serving dinner; a rotating menu for £35, served on Thursday, Friday and Saturday evenings. On our visit, there are two set meals to choose from, each with three courses – an arrangement of recipes carefully edited by chef Tania Steytler, whose Cornish roots denote her love for fishy dishes. My guest is served a plate of buttery crab with smoked trout, sweetened by green apple, while I devour hake with pickled oyster, scorched lettuce and peas. All the Scandi essentials are here: fermented flavours, superior ingredients, lean fish – but Tanya's cooking plays between land and sea. When a bowl of sweet potato and cumin soup arrives with shards of toasted rye, not a single orange drop is left in the stark white bowl. The only downside is the Risalamande, which happens to be a combination of my two food nightmares – rice pudding and liquorice. With such a meagre tolerance for the black stuff, I'd never make it as a Dane, but the welcome at Snaps & Rye made me feel as Danish as Mads Mikkelsen. Sometimes, the hygge is worth the hype.

COST
*Dinner for two around £70*

GOOD FOR...
*Modern Danish dishes you won't find anywhere else in London*

WHAT TO EAT...
*The evening menu changes weekly but we loved the crab with smoked sea trout, green apple, buttermilk, and cucumber*

WHAT TO KNOW...
*The Danish drink Akvavit offers a welcome kick to a glass of Prosecco*

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# HEALTH & FITNESS *NOTEBOOK*

*Keep winter at bay with Shona Wallace's top tips*

**Conquer the cold**
The Cancer Research UK London Winter Run will be returning to the capital on 31 January. The 10k run features a giant Snow-Zone, polar bear hugs and extensive winter theming, with thousands setting off from Trafalgar Square on a scenic, closed road route that takes in many of London's iconic landmarks. What's more, it's an opportunity to keep fit in aid of a wonderful cause.
**For more information or to enter, visit londonwinterrun.co.uk**

## Buy of the Month

*Candle or collectable? Olympia Le Tan's romantic take on Diptyque's signature Rosaviola candle is far too pretty to light. £44 at Diptyque, 195 Westbourne Grove W11 2SB; 020 7727 8673*

## Top tips

**Amanda O'Hare, Fitness First's PT Ambassador, reveals how to keep fit when it's cold outside:**

1 If you're new to the gym or group exercise classes, aim to arrive early before the class starts so that you can tell the instructor you're new. That way they can demonstrate correct technique before the class starts and also ensure you have guidance throughout.

2 To keep motivated make sure you focus on what you're good at because that's normally what you enjoy doing. Stay focused by setting clear, objective goals, logging your achievements and rewarding yourself when you hit mini-goals every four to six weeks.

3 Don't use the 'I'm busy' excuse to skip going to the gym. You'd be surprised at how much you can accomplish even if you only have five minutes to spare. Working intensely for a short period of time can be really effective for fat loss and fitness, but make every second count – a five-minute routine will only make a noticeable difference if it's tough.

## 3 OF THE BEST HEALTHY GRANOLAS

Many so-called healthy granolas contain more than 15g of sugar per serving – these are some smart substitutions

**THE SAVOURY ONE:**
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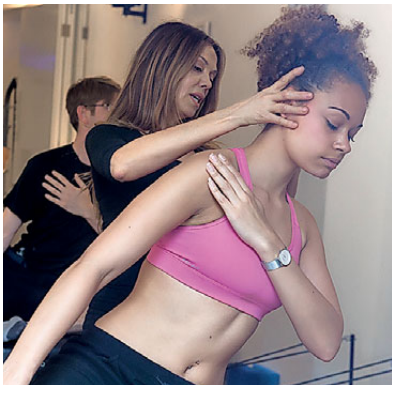
**THE MORE-ISH ONE:**
Planet Organic Rawkin'nola Cacao and Vanilla Granola, £7.99 at **planetorganic.com**

# The full works

*Joining a fitness club this year? Make sure it's one you'll love using!*



It sounds obvious, but when you chat to your friends about their fitness experiences you'll realise that finding a club you like and that produces results is more difficult than you might think. This is one of the many reasons why BodyWorksWest has become one of the most popular boutique health clubs in West London.

Hidden behind leafy Westbourne Grove in the heart of Notting Hill, BodyWorksWest has been delivering quality care to its members since 2008. The Club prides itself on having world class facilities and a unique chemistry between its staff and members, creating an atmosphere that makes every visit fulfilling.

*New member programmes are individually tailored*

Their newly refurbished gym is the perfect space to lose yourself in an individual workout or a one-to-one training session. Offering up-to-date cardio and fixed resistance machines, the open plan design has specialist zones which are spacious and inviting.

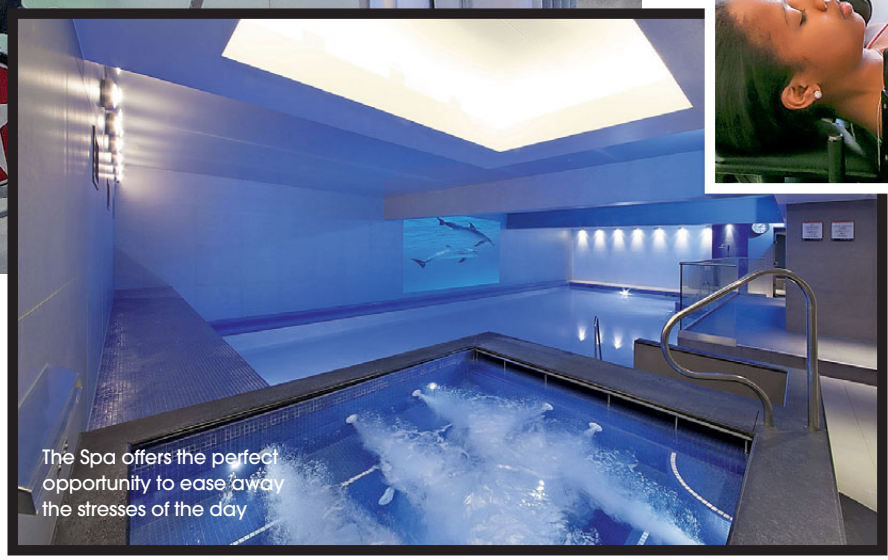
For members who prefer a more sociable workout, they offer over 65 exclusive studio classes as part of your membership. Whether you want an early morning aerobic session or after office yoga to unwind, the classes are frequent and diverse.

Their new Pilates Reformer studio offers a whole host of benefits, including increased stamina, better alignment, coordination and increased flexibility. They have six Pilates Reformer machines which, by using 'spring resistance', enable you to stretch for longer and deeper than before. As well as re-sculpting your body, you'll develop stable joints and become more resistant to injury.

Their Spa provides a pool, sauna and steam room for you to exercise in luxury and forget the stresses of the day. It's the perfect place for an invigorating swim session, with tranquil pool lighting to help you unwind.

Simon Bradbrook, Manager of BodyWorksWest, is quick to reinforce that the 'magic' of BodyWorksWest is not only in the facilities, but in the way that members are made to feel comfortable. 'My team and I are acutely aware of how our new members will

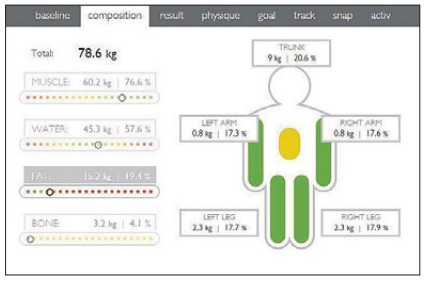
From the open plan gym to the new Pilates Reformer studio, all fitness needs are catered for



The Spa offers the perfect opportunity to ease away the stresses of the day

be feeling when they join us after a break from exercising, or perhaps starting a programme for the first time. Our new member programmes are individually tailored to suit those who need additional support and a slower introduction, or those who consider themselves experienced enthusiasts and are keen to get on with their New Year exercise regime.'

All programmes are led by one of their highly qualified fitness advisors and the initial 1:1 session provides a superb platform for future success. This quality time will gather health and lifestyle information using the advanced




The Boditrax programme ensures a personal approach to goal setting

Boditrax programme, ensuring you can take a personal approach to your goals and put together a bespoke exercise programme.

And the support doesn't end after the initial phase of joining. 'All members will be appointed to one of our trainers, who will act as a mentor and ensure that your programme is perfectly tailored for you and the results you want,' adds Simon. 'They will also provide you with the ongoing support and tuition that you need to achieve your target and to make you feel secure and competent when you work out at the club.'

Each month, your dedicated fitness advisor will invite you for a 45-minute session to see how well you are progressing. BodyWorksWest also ensures that joining in January is no gamble. All memberships are covered by a 100% Satisfaction Guaranteed 14-day Money Back Promise. If within the first two weeks of membership you're not happy with your decision to join BodyWorksWest, they will REFUND you completely.

So, if you're looking for a fitness club in 2016 then check out BodyWorksWest. The only thing that you will lose is that extra weight from the Christmas pudding!

## READER OFFER

**Enjoy a BodyWorksWest V.I.P Complimentary Guest Pass for you (and a friend)!**

Take a guided tour of the Club to make you familiar with their facilities, meet the staff and understand the range of membership options and services they provide.

Make use of the club for one day and take advantage of the facilities, classes and spa areas. Take part in their personal fitness assessment consultation – a brilliant starting point to your shape change journey!

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**Step 2 – BODY COMPOSITION ANALYSIS** Let's see what you are made of. How much of you is water, bone, muscle and fat?

**Step 3 – CURRENT RESULTS** What are your metabolic rate calculations, muscle scores, metabolic age, visceral fat rating or your degree of obesity?

**Step 4 – PHYSIQUE REVIEW** Which of the nine body types are you?

**Step 5 – GOAL SETTING** Make targets for the future.

**STEP 6 – TRY OUT THE FACILITIES** At your leisure and see if they are the right club for you.

**To book a complimentary visit go to www.bodyworkswest.co.uk or call 020 7229 2291**

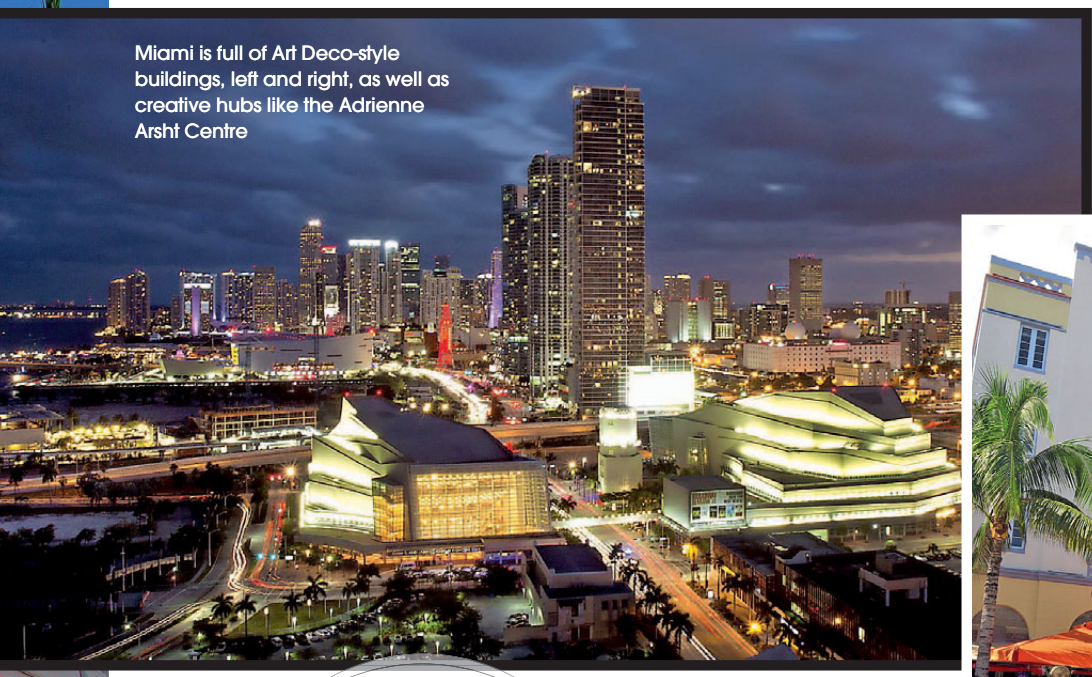
# *MIAMI* REBORN

*Miami is known for its beachside condos and neon nightlife, but its arts and culture scene is what's really booming*

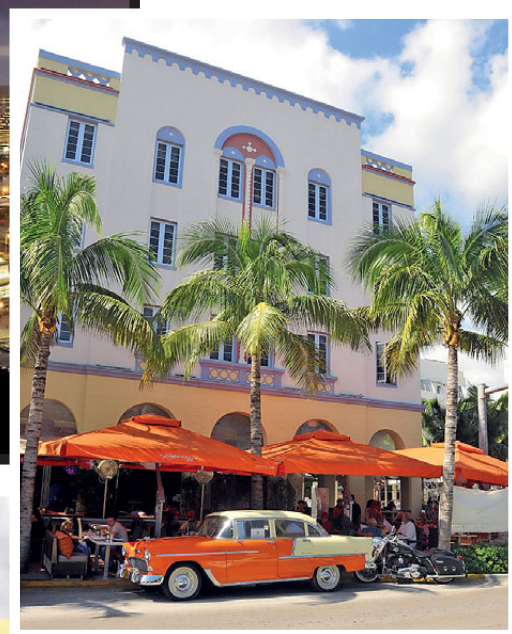
*Words* CATHERINE MCCABE

When Joan Didion released her book *Miami* back in 1987, a social and political take on the city, she described a world of new-found glamour, hotness and shady dealings under palm trees. This was, she said, 'a rich, wicked pastel boomtown'. The TV show *Miami Vice* had shone images of South Beach into every American living room, and the sunny colours of its Art Deco buildings were becoming the fashion in every sense. Before I visited, the Miami I pictured was a mood board of neon signs, martinis, bikinis and Will Smith riding on jet skis.

Miami's reputation as a party city runs deep into its history, right back to 1920s prohibition, when the illegal alcohol would arrive from Cuba to the port of Miami Beach, allowing the locals first-pick before it sailed off to satisfy the thirsty citizens of Chicago and New York. The idea of flash and trash surrounds Miami, and on the Ocean Drive strip, there's plenty of it; a blinding milieu of UV lights, fishbowl cocktails and crowded bars blaring throwback tracks. As I strolled down on a Thursday night, a group of topless Miami boys invited me to dance as the sound of Scat Man pumped through



Miami is full of Art Deco-style buildings, left and right, as well as creative hubs like the Adrienne Arsht Centre



## TRAVEL NOTES

Virgin Airlines fly direct from London Heathrow to Miami International Airport, returns from £549. At The Betsy hotel, a classic king costs from $401 per night (£269) per night based on two sharing, thebetsyhotel.com. For more information visit miamiandbeaches.com

outdoor speakers of the Clevelander Bar. But South Beach is just one Miami; you might get sand in your shoes, but it's no cultural desert.

Since Castro came into power in 1959, thousands of Cubans have made the city their home, but also Argentines, Haitians, Mexicans, Nicaraguans, Venezuelans and more weave into the Miami tapestry, creating a city ebullient in its own diversity. Spoken Spanish is heard at every turn. These pockets of communities built from years of immigration and integration help the city shine. Every third Friday, the neighbourhood known as Little Haiti comes to life with a free outdoor concert of kreyòl music, art and Haitian food for Big Night in Little Haiti (212 NE 59th Terrace). And over on Calle Ocho in Little Havana, there's a micro-Cuban universe operating outside history. Men and women argue politics in rapid Spanish at the window hatch of El Pub restaurant, carefully sipping sweet Café Cubano from thimble-sized paper cups. Inside, the gut-busting glory of the meaty Cuban sandwich can be enjoyed for a just few dollars. And at Maximo Gomez Park, the clatter of dog-eat-dog dominos games fills the air. You have to be over-55 to play, but this is a spectator sport, just know when to duck as the brandishing of sticks is not uncommon when things get heated.

*To explore the richness and colour of Latin American life, look to its art*

To explore the richness of and colour of Latin American life, look to its art; small artists' studios and shops like that of painter Agustin Gainza can be found dotted around Little Havana.

Looking out onto Biscayne Bay, the city's contemporary art gallery Pérez Art Museum Miami is an artwork all of its own with its beautiful vertical gardens, designed by French botanist Patrick Blanc. And across from it, the $300 million Patricia and Phillip Frost Museum of Science lies under construction, complete with a Death Star orb, which the museum's exhibition developer Dr Jorge Perez-Gallego tells me will eventually become a 'cutting-edge' outdoor planetarium. Over on 1300 Biscayne Blvd, there's the Adrienne Arsht Center, with its bulging programme of ballet concerts and classical music. I was lucky enough to catch Buena Vista Social Club on their Adios Tour here. Even the hotels in Miami want in on the art world; The Betsy, a Southern Belle of a hotel on Ocean Drive, hosts Escribe Aqui!, a celebration of Ibero-American authors.

In the first week of December, Art Basel takes over Miami Beach; as with Frieze London, galleries across the city respond with a series of fringe art events. But in the area of Wynwood, art permanently lives and breathes on the architecture in the form of ever-changing murals. The neighbourhood was the home of a dwindling textile industry, until property developer Tony Goldman bought a block and turned it over to gallerists, artists and restaurateurs. The author P Scott Cunningham, founder of the O, Miami poetry festival, recently wrote that Miami's story is 'a bildungsroman of eternal optimism', evaluating itself on what it will be, rather than what is. But when it comes to the arts, this is Miami's moment.

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*Independent Schools Inspectorate Report 2015*

Paul Roseby, centre with Rosamund Pike and the NYT Rep Company 2014; Wuthering Heights was a part of a successful 2015 season

# WHAT A DRAMA

*How you can follow in the footsteps of Helen Mirren, Daniel Craig, Daniel Day Lewis and other illustrious names*

BY MARK KEBBLE

The National Youth Theatre (NYT) has had quite a history since it was founded in 1956 by Michael Croft, a teacher at Alleyn's Boys' School in Dulwich. Artistic Director Paul Roseby, who joined the organisation in 2004, has witnessed his young stars singing the National Anthem at the Beijing 2008 Olympic Closing Ceremony, and seen them be a part of the stunning Opening Ceremony for the 2012 London Olympics, highlights that you'd be hard pushed to better. 'It's also the many vulnerable people the NYT has helped,' Roseby also points out. 'That gives me as great a satisfaction.'

It's an exciting time at the NYT as they are auditioning for its 2016 intake all across the UK for ages 14-25. 'The best hidden talent is so hidden they don't even know about it themselves,' Roseby says on the many youngsters out there who would relish this opportunity. 'That's why I really encourage anyone to have a go. Even if you suffer rejection [at the first hurdle], you will learn something about yourself.'

The auditions – which cover acting and technical courses – are open to youngsters of all backgrounds and offer the chance to join the NYT to build careers in the industry whilst working with other young people. 'Even if you think you have got all the confidence in the world, auditions can still be terrifying and we are fully aware of that,' Roseby says. 'So, for the acting auditions, the first three hours of the day you are working with 29 other people who are all in the same boat getting involved with games, challenges, workshops…'

How does the NYT choose the successful candidates? 'It's instinct,' Roseby answers after a momentary pause. 'If everybody had the secrets of success, how dull would that be? Someone might do a dreadful speech, but they may have a bit of a spark. You can nurture talent.'

*The best hidden talent is so hidden they don't even know about it themselves*

The NYT is keen on opening doors to a career in the theatre to all and sundry, with bursaries offered where possible and those successful will have quite an experience. The NYT membership that participants receive on completion affords them the opportunity to showcase their acting abilities through the NYT's productions – locally, nationally and internationally – and for the first time they will offer an extended, industry standard three week Technical Course taught by top industry professionals in costume, lighting and sound, scenic construction and stage management.

What's clear is there's plenty of talented individuals out there who can continue adding to the impressive alumni roster that the NYT has boasted over 60 years. Perhaps you will be a part of history when the 100th anniversary of the NYT comes along...

**The deadline for applications is 15 February – find out more information at nyt.org.uk or on Twitter @NYTofGB**

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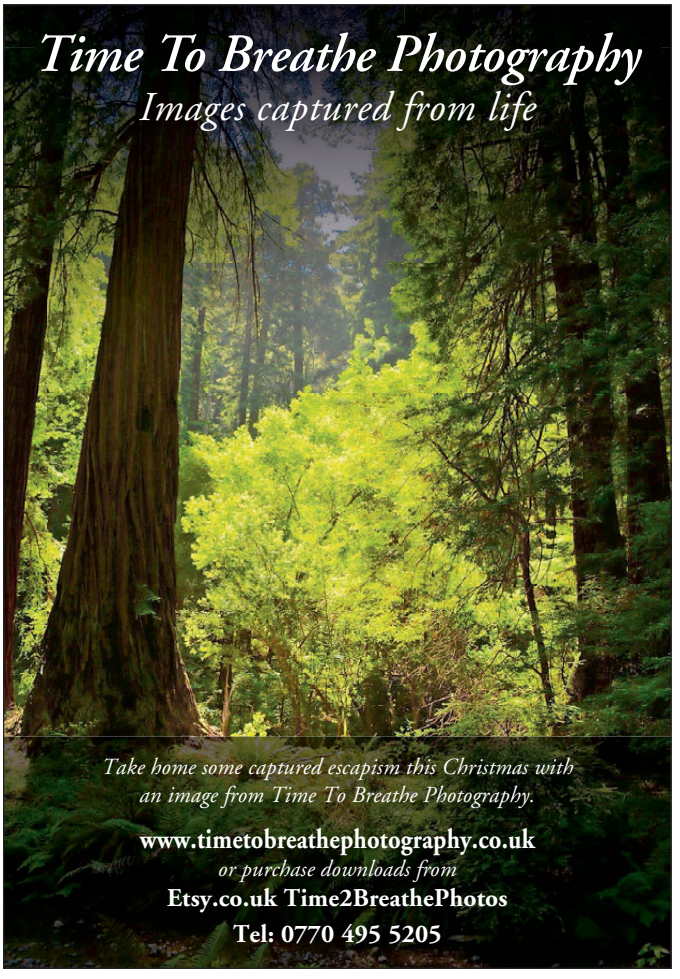

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# PROPERTY

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## VARIETY SHOW

*The Holland Park home with plenty going for it*

Situated in a handsome, end of terrace Victorian building close to the shops and restaurants of Holland Park, this issue's property of the month is a three bedroom maisonette that also offers a roof terrace, three bathrooms, a brand new kitchen and a wonderfully light, oak floored reception room.

**Campden Hill Gardens, W8, £3,250,000 through KFH Holland Park; 020 3792 3762**

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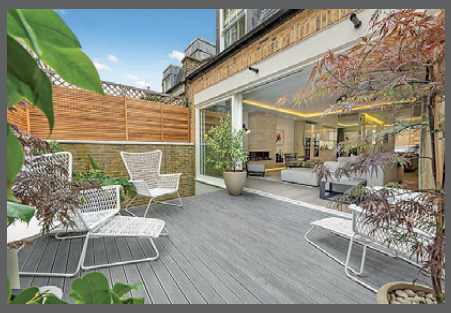

**A stunning, newly refurbished mews house with the benefit of a gym, steam room, roof terrace and garage.**

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62 Property news – which are the most sought-after amenities in the capital's new developments?

64 Insight – so you have £1 million ready to invest, where best to do just that in London? There are surprisingly lots of excellent options

72 A Word From – Mountgrange Heritage's Ben Podesta reflects on what's in store for the market in 2016

82 My Month – from having to rescue worse for wear tenants to cat issues, the life of a property management specialist

90 Hot trend – why purchasing a turnkey property isn't necessarily the only option

As it's Valentine's month perhaps it is time to fall in love with a new home? There are certainly plenty of gorgeous London properties on show in the following pages, including new developments in Mayfair and the City. Discover too the best ways to spend £1 million on property in London, plus the hot trend is one to debate over dinner.

Karen

Karen Tait, Property Editor

Editor's pick: This beautifully presented four-bedroom mews house on Wellington Close, W11, boasts a stunning open-plan kitchen with room to dine and bi-fold doors leading to a private patio: £7,500,000 (Foxtons, 020 7616 7000)

# PROPERTY *NEWS*

*The development set to transform Mayfair*

## TOP 10 AMENITIES

A concierge, gym and on-site retail facilities are the most desirable amenities by residents of new developments, a survey by CBRE, the world's leading commercial property and real estate services adviser, has found.

HAVE AND USE REGULARLY

| | |
|---|---|
| Concierge | 89% |
| On site retail | 65% |
| Car parking | 51% |
| Gym | 46% |
| Bike racks | 38% |
| Public realm/landscape | 37% |
| Dry cleaning/collection | 32% |
| Storage units | 31% |
| Visitor car spaces | 29% |
| Swimming pool | 28% |

89%

**CONCIERGE: most regularly used amenity used in new developments**

76%

**GYM: the most popular amenity residents would like**

DON'T HAVE BUT WOULD LIKE

| | |
|---|---|
| Gym | 76% |
| Swimming pool | 69% |
| Visitor car spaces | 64% |
| Concierge | 58% |
| Storage units | 57% |
| Car parking | 56% |
| Roof terrace | 53% |
| Spa | 46% |
| Cinema room | 41% |
| On site retail | 41% |

## Work of art

Located on London's historic Cork Street, Native Land's Burlington Gate development is set to revitalise the heartland of Mayfair, providing 42 apartments, new world-class art galleries and the first public arcade built in Central London since the 1930s. Designed by Rogers Stirk Harbour + Partners, the mixed-use project will include one, two and three bedroom apartments, alongside four premium penthouses, with floor-to-ceiling windows, underfloor heating and hotel-style amenities including a residents' gym, spa and 24-hour concierge. The residences are accessed via their own private entrance in the arcade. Some 37 of the apartments have already been sold to UK-based and international buyers, achieving an average value of over £4,000 per sq ft. Due to open in spring, Burlington Gate will complement The Royal Academy of Arts' designs for the redevelopment of the area, which will link Burlington House and Burlington Gardens for the first time and will be completed in time for its 250th anniversary in 2018.

## BRUTALIST ARCHITECTURE, CONTEMPORARY INTERIORS

**Combining contemporary interior design with striking and unique architecture, Blake Tower, the fourth residential high-rise that completes the Barbican Estate, is set to become one of the most sought-after residential addresses in the capital. Redrow London, the developer behind the scheme, is working with interior specialists Conran & Partners to capture the essence of Brutalism by incorporating features such as pick-and-bush-hammered exposed concrete interior walls, which contrast with the warm feeling provided by the use of soft palettes, brass fixtures and fittings, and light oak flooring. The Barbican's iconic curved balustrades have also been subtly woven into the interior design; from a refined brass screen in the reception of the show apartment, to bespoke curved terrazzo bathroom vanity units in all apartments.**
**The 74 apartments within the Grade II listed tower will range in size from 450 to over 2,000 square feet and are priced from £720,000 (blaketower.com).**

70RK

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# CLEVER WAYS TO SPEND £1 MILLION

*The experts give us their top tips on where to invest a cool £1 million*

FIONA BRANDHORST

**CENTRAL'S UNDISCOVERED GEMS**

Living in the heart of London with its fabulous shops and some of the world's most beautiful parks is not necessarily out of reach. 'Kensington and its borders of Earls Court and Gloucester Road is such a fabulous place to live if you want a combination of village spirit with city flair,' says Chloe Leefe, Associate Director Sales, at Mountgrange Heritage. 'It is still possible to find a two bedroom flat close to Tube connections for under £1m. Although it's in the heart of London this area boasts several village enclaves with tight knit communities and local independent shops.'

On the other side of town Bayswater is making ripples too, as Paul Hyman, Sales Manager at Bayswater KFH explains: 'Bayswater is one of the last pieces of Central London's regeneration puzzle and the £1bn redevelopment of Whiteley's shopping mall into a retail, residential and leisure facility will transform the area from a Central London backwater to a Prime Central destination, so my money's on here for a healthy investment. Transport options are already excellent with the Circle and Central Tubes, and with Paddington nearby Liverpool Street will be just ten minutes away and Canary Wharf just 17 when Crossrail arrives. The average sold prices in the area have risen 11.4% over the last year to £1,047,034, eclipsing that of its neighbours Notting Hill (10.8%) and Marylebone (1.5%).'

**OLD CLASSICS**

A stylish address really does count so consider established enclaves with great transport links and long-term growth. 'If you're looking to stay put in an area for a while choosing an established location is key,' says Philip Pike, Manager at Faron Sutaria South Kensington. 'Upmarket Chiswick is often overlooked, but it has lots to offer with a wide choice of property in the £1m price bracket including riverside homes. Its village atmosphere, shops, restaurants and easy access to the M4 and Tube stations for easy commuting make it popular with families and young professionals.'

Victoria is another already established area that's worth looking at too. It's currently being heavily redeveloped with a string of new build apartments that could be great buys. 'You're likely to find a flat around the £1million mark in one of the great new developments in Victoria, such as a studio or one bed in Nova, Kings Gate or The View on Palace Street,' says Matthew Morton-Smith, Associate Director at Westminster Savills. 'There are also period

From left: Three bedroom, three bathroom flat offering great value in Bayswater through KFH for £1m; 950 new homes are planned at the former BBC Television Centre in White City; Apartments in Merchant Court, Wapping, have views of the River Thames, on the market with Cluttons

apartments converted from large, grand homes, which retain a generous square footage. These are exclusive addresses with London at your fingertips through the excellent connectivity of Victoria. The expected five year price growth for Central London is 21%.'

## GO SOUTH

With Tube and rail connections becoming better year by year, moving south of the river is becoming ever more popular and offers good value. 'Battersea has been put on the map following the regeneration around the Power Station, but there are some overlooked pockets that offer great value for money,' reveals Charlie Mitchell, Sales Manager at Douglas & Gordon Battersea Park.

'Houses around the Diamond Conservation Area offer a prime investment opportunity and you can get a lovely three bedroom cottage for between £950,000 to £1m. With the new Tube station set to improve transport links significantly, now is a great time to buy in Battersea.'

Property in SE1 is also being increasingly seen as a good long-term investment. 'Borough Market and London Bridge have become a highly coveted micro-location where the financial and media industries crossover with the sought-after lifestyle on offer in and around Bermondsey Street and the cultural attractions of the South Bank,' says Zoe Mercer, Residential Development Manager at Jackson-Stops & Staff. 'You would be looking to spend between £600k and £1 million for a one bedroom flat here. Developments such as Crest Nicholson's Valentine Place are a good example of high standard new-builds. Prices are on the up, but the area still offers relative value for money; cross the river to the north and prices can be 100% more, at over £2,000 per sq ft.'

21%

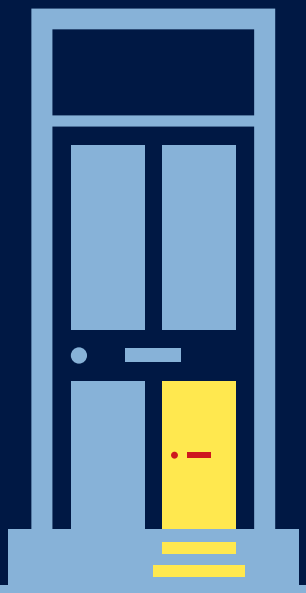
*The expected five year price growth for Central London*

## NEW FRONTIERS

Wherever you look, London is reinventing itself so all the more reason to break with the past and head for a new hotspot. 'I'd be looking at the future growth potential for properties in the White City area as it's just at the beginning of its transformation,' reveals Mark Dorman, Head of London Residential Development & Investment at Strutt & Parker. 'The redevelopment of the iconic BBC Television Centre lies at its heart offering absolutely everything for potential owners, tenants and investors from world-class shopping to green spaces and affluent surrounding areas.'

Moving East, James Hyman, Head of Residential Agency at Cluttons, is tipping often overlooked Wapping. 'This is definitely an area to watch as it's attracting a new crowd with the Chiltern Firehouse executive chef, Nuno Mendes, hoping to open his Viajante restaurant there. There are a good number of riverside properties, often warehouse conversions such as Capstan Court, priced at around £1million.'

Finally, for those willing to take a punt on a completely new area, Nine Elms offers many new opportunities. 'Some of the world's most renowned architects are creating iconic buildings here, so it's worth taking a look,' says Rupert Dawes, Head of New Homes at Knight Frank. 'There's a fantastic choice of homes around the £1m price including two bedroom apartments in Mount Anvil's FABRICA Keybridge Tower. Two new Northern Line stations will also be opening and the mainline station with links to SW London and beyond will be completely renovated. Average house prices in Vauxhall have risen by 69% since the beginning of 2010, outperforming Prime Central London by 24%.'



# Whether small or tall
# Move with Savills

**NOTTING HILL** £925 pw + fees apply*

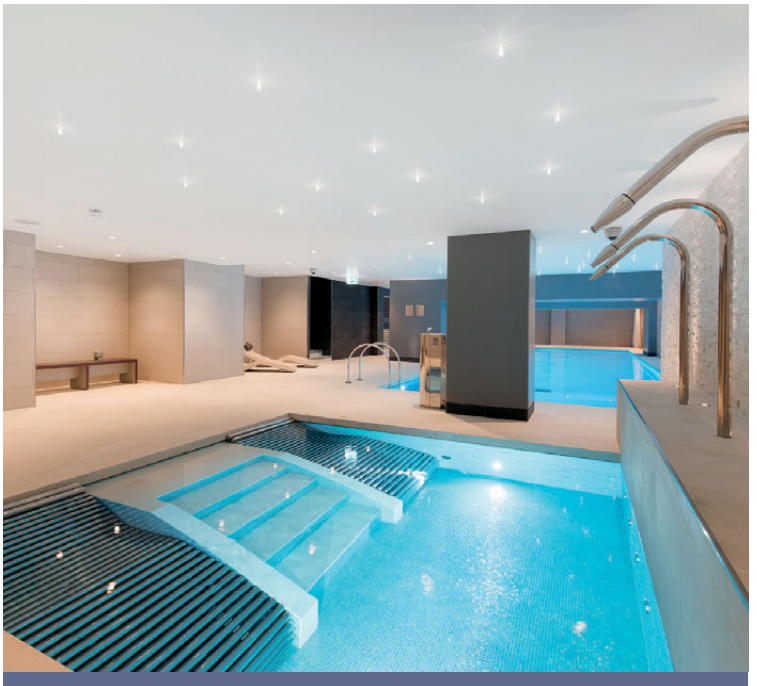
KENSINGTON GDNS SQ W2 — 1,052 sq ft

2 1 2 — EPC=C

**NOTTING HILL** £2,000 pw + fees apply*

NORTHUMBERLAND PL W2 — 1,711 sq ft

4 2 2 — EPC=D



**KENSINGTON** £600 pw + fees apply*

KENSINGTON HIGH ST W14 — 650 sq ft

1 1 1 — EPC=B

* Fees to include drawing up the tenancy agreements and reference change for one tenant – £276 inc VAT one-off fee. £36 inc VAT for each additional tenant/occupant/guarantor reference where required. Inventory check out fee – charged at the end of or early termination of the tenancy and the amount is dependant on the property size and whether furnished/unfurnished. For more details visit **savills.co.uk/fees**

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**NOTTING HILL** Guide £1.55 million

HEREFORD ROAD N1 1,099 sq ft
2 1 2 EPC=D

**KENSINGTON** Guide £2.95 million

OBSERVATORY GARDENS W8 1,351 sq ft
3 2 3 EPC=D

**NOTTING HILL** Guide £5.895 million

ELGIN CRESCENT W11 4,133 sq ft
9 5 5 EPC=D-E

**KENSINGTON** Guide £2.75 million

WARWICK GARDENS N5 1,652 sq ft
3 1 3 EPC=C

Winkworth

A UNIQUE PERSPECTIVE ON BUYING, RENTING AND SELLING HOMES

## DURHAM TERRACE, W2 £1,625,000 LEASEHOLD

A stunning, contemporary two bedroom two bathroom apartment, the results of a well thought through refurbishment programme, providing extensive and exceptionally well arranged open living space, flooded with light throughout in this pretty, peaceful spot.

2 Bedrooms | 1 Reception Room | 2 Bathrooms | 969 sq ft

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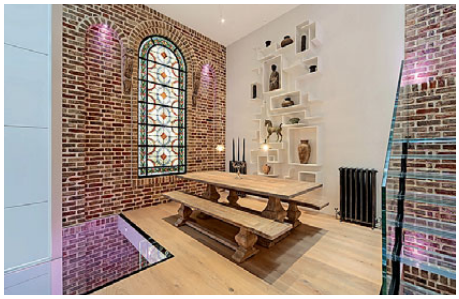

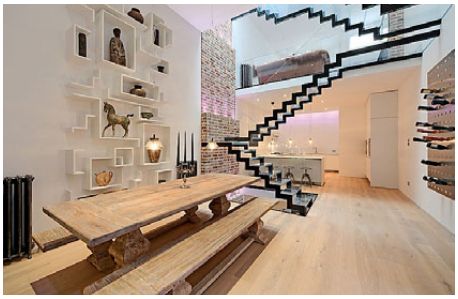

## PRINCES MEWS, W2 OIEO £3,250,000 FREEHOLD

A simply exceptional mews house of over 2250sqft which has been painstakingly constructed with meticulous attention to detail and incredible imagination to provide something entirely unique with extensive living space with magnificent proportions in this peaceful, cobbled mews.

Mews House | Freehold | 4 Bedrooms | 3 Reception Rooms | 4 Bathrooms | Use of Communal Gardens | 2275 sq ft

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A UNIQUE PERSPECTIVE ON BUYING, RENTING AND SELLING HOMES

## ELGIN CRESCENT, W11 £1,595 PER WEEK

A rare opportunity to rent this stunning three bedroom garden maisonette on the ground floor of this pretty period building, refurbished to an extremely high standard, which boasts a fantastic south facing private garden with direct access out to the communal gardens behind. Available unfurnished immediately.

Garden maisonette | 3 Bedrooms | 2 Reception Rooms | 2 Bathrooms | Private Garden & Communal Gardens | 1277 sq ft | £6,911.67 pcm payable

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A UNIQUE PERSPECTIVE ON BUYING, RENTING AND SELLING HOMES

## PALACE COURT, W2 £1,725 PER WEEK

A stunning and beautifully presented three bedroom 2 bathroom flat on the first floor boasting fantastic lateral living space in one of the areas most sought after addresses. The property comprises - Hallway, cloakroom, superb fitted kitchen (with small balcony) impressive dining room with steps up to a separate living room all with fantastic ceiling height. The property further comprises: Stunning master bedroom suite with bathroom, wonderful walk in wardrobe/dressing area, two further bedrooms and bathroom.

Long let | 3 Bedrooms | 2 Reception Rooms | 2 Bathrooms | Flat | Period | First Floor w/ Lift | Balcony | Resident Parking | Furnished | 1612 sq ft | £7,475 pcm payable

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# BEN PODESTA

## *SALES DIRECTOR, MOUNTGRANGE HERITAGE NOTTING HILL*

## *A New Year brings with it renewed optimism*

I for one am glad that 2015 is safely behind us. It was a year of 'rolling with the punches' for most agents, particularly in Prime Central London where the volume of trade dropped significantly and, in some cases, prices. Volume, confidence and prices go hand in hand as we know, so for 2016 this means realistic pricing and no more bull if volume and confidence are to return. If we get that right there is no reason why we shouldn't have a pretty reasonable six months ahead.

George Osborne hasn't helped us in his first half-year as Chancellor of a majority government. But if I step out of W11 and take a balanced look at his policies, it's hard to disagree with him, although like every other estate agent I am struggling to swallow the April increase. However, despite what we think about Stamp Duty, it is worth remembering that the Conservatives were the lesser of two evils at the election – at one stage it looked like a Lib/Lab alliance and the mansion tax was going to be the mother of all property fears.

Pembridge Villas is one example of the potential in Notting Hill

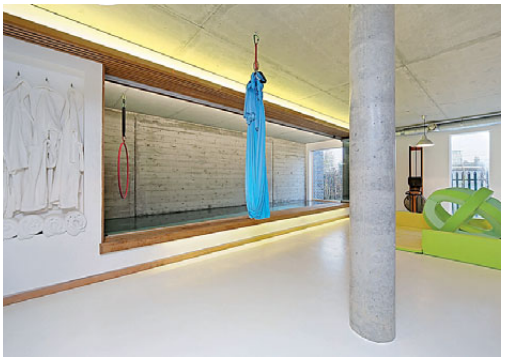
*The Notting Hill property market always has a return to form at the start of a year*

The Notting Hill property market always has a return to form at the start of a year. Our market here is also less reliant on global wealth in contrast to other parts of the Royal Borough. Knightsbridge and parts of Chelsea, for example, suffered when the Rouble and Rinngit took dives.

My hot tip to buyers of local property this year is to approach the market as if it were a bazaar and hunt for the best bargains. But – and it's a big BUT – if you drag your feet once you've found a property, you could lose, as when a price is set, buyers will follow buyers in bear markets. To sellers I say this: go local, seek those with expertise in the area and longevity in the market. They are best placed to help you move forwards.

**Pembridge Villas W11**
**£4,500,000**
A rare investment opportunity to acquire an unbroken freehold building comprising four self-contained flats in Prime Notting Hill. The apartments are currently let out producing £116,220 per annum, which represents a gross yield of 2.6%, and the flats are offered in excellent condition.
**27 Kensington Park Road W11 2EU; 020 7221 2277; mountgrangeheritage.co.uk**

MOUNTGRANGE HERITAGE mh



**Waldo Road, NW10** £1,995,000 Freehold

An extraordinary modernist eco-house with swimming pool designed by the world renowned architects, Munkenbeck & Partners. Set over four floors the versatile accommodation (circa 3,500 square feet) benefits from wonderful south facing terrace with glorious far reaching views. The property utilises some of the latest technologies in home building including a highly efficient ground source heat pump system. EPC=B. Two reception rooms, four bedrooms, dressing room, four bathrooms, gym/indoor pool, fully fitted kitchen, terrace and off-street parking.

**020 8960 0181** michael@mountgrangeheritage.co.uk

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MOUNTGRANGE HERITAGE mh

**Pembridge Villas, W11** £4,500,000 Freehold

A rare investment opportunity to acquire an unbroken freehold building comprising four self contained flats in prime Notting Hill. The apartments are currently let out producing £116,220 per annum which represents a gross yield of 2.6%. A full scheme of external renovations was completed in October 2015 which also included upgrading the common hallways. The flats themselves are offered in excellent condition and are let on assured shorthold tenancies, full details of which are available upon request. **Sole Agents**

**020 7221 2277** ben@mountrangeheritage.co.uk

**mountgrangeheritage.co.uk**

Kensington **020 7937 9976** North Kensington **020 8960 0181** Notting Hill **020 7221 2277**

# MOUNTGRANGE HERITAGE

**Pembroke Place, W8** £850 per week Fees Apply
With fabulous light this charming house is attractively positioned in a delightful tucked away location moments from Kensington High Street and Holland Park. EPC=E. Reception, three bedrooms, two bathrooms, kitchen, patio and roof terrace. Furnished.
**020 7221 2277** petra@mountgrangeheritage.co.uk

**Hyde Park Square, W2** £850 per week Fees Apply
Superb flat which has been redesigned by an architect to exacting standards and offers generous entertaining and living accommodation. EPC=D. Reception, two bedrooms, two bathrooms, kitchen and garden. Unfurnished. **Sole Agents**
**020 7221 2277** neha@mountgrangeheritage.co.uk

**Pembridge Villas, W11** £675 per week Fees Apply
Simply stunning contemporary living space, benefiting from a spacious reception room and beautiful secluded garden in the very heart of Notting Hill. EPC=D. Reception, bedroom, bathroom, kitchen and garden. Furnished. **Sole Agents**
**020 7221 2277** petra@mountgrangeheritage.co.uk

**St Quintin Avenue, W10** £775 per week Fees Apply
Charming house arranged over three floors with stylish interior, excellent light and large garden. The property is located on a popular tree lined street close to St Helens gardens with its shops and cafes. EPC=E. Reception, three bedrooms, two bathrooms, study, cellar, kitchen and garden. Unfurnished.
**020 7221 2277** neha@mountgrangeheritage.co.uk

**South Edwardes Square, W8** £2,250 per week Fees Apply
A beautiful family home situated on one of Kensington's most desirable garden squares. EPC=E. Two reception rooms, four bedrooms, three bathrooms, eat-in kitchen, private south-facing garden and access to communal gardens. Unfurnished. **Sole Agents**
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Anscombe & Ringland

UPPER GROSVENOR STREET, W1K

## key FEATURES

SPECTACULAR FAMILY APARTMENT

24 HOUR PORTER

1796 SQFT/166.8 SQM

DOUBLE RECEPTION ROOM

GENEROUS EAT-IN KITCHEN

THREE BEDROOMS

THREE BATHROOMS

GUEST CLOAKROOM

BESPOKE FIXTURES & FITTINGS

RESIDENT EXCLUSIVE COMMUNAL GARDEN

CURRENT EPC RATING: C

£6,900,000

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Anscombe & Ringland

OSSINGTON STREET, W2

## key FEATURES

PERIOD CONVERSION

882 SQFT/81.9 SQM

REFURBISHED TO A VERY HIGH STANDARD

SOLID WOOD FLOORING

RECEPTION ROOM

EAT-IN KITCHEN

TWO DOUBLE BEDROOMS

STYLISH BATHROOM

CURRENT EPC RATING: E

£1,500,000

LEASEHOLD

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# Thames Reach, W6

A 2 double bedroom, 2 bathroom flat in this prestigious Richard Rogers' designed riverside development. Underground parking and porter. EPC rating D

£1,395,000 Share of Freehold TH63610


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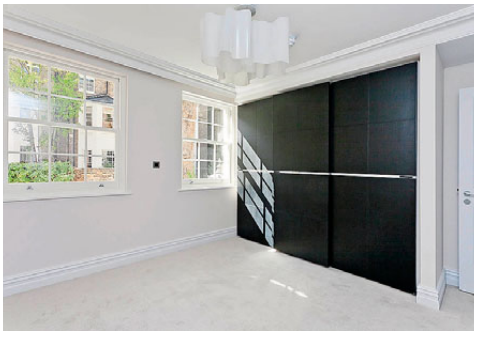

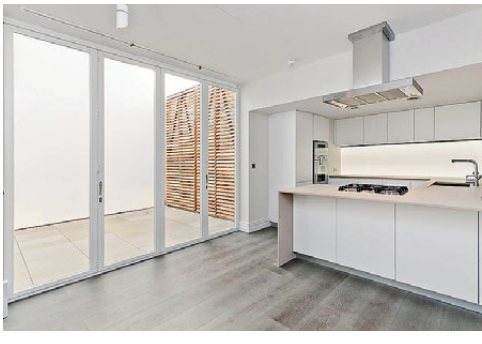

# Queen's Gate Mews, SW7

A 5 bedroom, 5 bathroom spacious house located in a sought after quiet mews. Paved garden and internal garage. EPC rating D

£5,300,000 Freehold TH56403

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## Holland Park Avenue, W11

A spacious first floor apartment. Newly refurbished throughout. Comprising two bedrooms, a large reception area overlooking gardens and fully fitted kitchen. Available immediately. Unfurnished. EPC rating D

£995 per week (* fees apply)

Holland Park 020 7727 5222 TH63823

## Taverners Close, W11

A modern townhouse with excellent space. Comprising an open-plan living/dining room, adjoining fitted kitchen, three double bedrooms, two bathrooms (one en suite), private roof terrace and off street parking for one car. Unfurnished. EPC rating D

£995 per week (* fees apply)

Holland Park 020 7727 5222 TH57752

* For full details of all associated fees please visit our website: www.jackson-stops.co.uk/london/tenants-service-charges.html

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Kylie Wright has spent a decade managing properties at Winkworth, including such gems as this in Notting Hill

# MY MONTH

## *Kylie Wright, of Winkworth Notting Hill, on the issues of managing property*

**Is this a busy time of year for you?**
We're always busy, but winter certainly brings with it all sorts of plumbing delights for us to deal with. It has not been quite cold enough for the worst of the problems with pipes, but with greater use of central heating, inevitably more issues do arise.

**Are you always on call?**
For emergencies, yes we have to be available at all hours. Last year one of my team took a call as she was arriving at a party in Surrey one Saturday night from a tenant who was sat on their doorstep, already a little worse for wear and locked out. She never did make the party!

**Your role must require diplomacy at times then…**
For sure. We took another call at 8.30pm one Friday night from a tenant who wanted her loo roll holder fixed after it had fallen off the wall. We managed to explain, diplomatically, that it wasn't really an emergency.

**Any other unusual requests?**
I had a call from a tenant recently in a real panic, having flown to New York for his wedding, which was happening just two days later, but having taken the wrong suit. I dashed round to his flat, found his tuxedo, packed it up and Fedex'ed it across. Thankfully it arrived just in time. Another involved a dozen policemen, a riot van and three squad cars. The drama? A cat locked in a neighbour's house with the owners on a fortnight's holiday!

**Is it just your office's properties that you manage?**
No, we don't have to have placed the tenant to take on the management, we also manage a number of properties we didn't actually let. This is sometimes where we have existing relationships with landlords, who recognise the value and importance of continuity in management, but also often where clients have become unhappy with their current management. We are always happy to step in mid tenancy if needed.

**What is the most impressive property you are dealing with?**
We manage a huge range of properties, from studios to large houses. We have a fabulous house on Lansdowne Walk that I have really enjoyed looking after, but my favourite is without question a very cool maisonette that has all just been redesigned, looking out over the canal.

**Have you any favourite local hangouts?**
My favourite spot to pick up lunch from is Haminados on Chepstow Road. They have a great selection, but what's best is that if they haven't got what you want and they can make it, they will. They are lovely.

**What was your highlight of 2015?**
Getting married!

**What are you most looking forward to during 2016?**
During the first quarter I'll be celebrating ten years with the Winkworth Notting Hill office, running all their Property Management. A decade! Yikes! It's been an amazing learning curve and, after so much time, I definitely feel equipped to deal with literally any problem a landlord can throw at me. I have developed some wonderful client relationships and an encyclopaedic list of contractors setting me up well for the next ten years ahead.

**178 Westbourne Grove W11 2RH; 020 7727 3227; winkworth.co.uk**

Chard

## Arundel Gardens, W11

£2,595,000

This beautifully presented apartment is arranged across the top two floors and set within a period conversion in the heart of Notting Hill

- High finish throughout
- Arranged over two floors
- Open plan reception room
- Two double bedrooms
- Two en suite bathrooms
- Energy rating e

**Notting Hill & Kensington sales**
**020 7243 4500**

RICS Regulated Estate Agent and Letting Agent

chard.co.uk

Chard

## Ladbroke Gardens, W11 £2,850,000

A three bedroom maisonette set within a sought after white stucco fronted building

- Three bedrooms
- Maisonette
- Direct access to gardens
- Period conversion
- Access to Westbourne Grove
- Energy rating d

Notting Hill & Kensington sales
020 7243 4500

## Kensington Gardens Square, W2 £1,150,000

A well proportioned lower ground floor apartment with access to a private entrance

- Two double bedrooms
- Two bathrooms
- Communal gardens
- Private entrance
- Recently refurbished
- Energy rating d

Notting Hill & Kensington sales
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## Harwood Terrace, SW6

A recently refurbished four bedroom, three bathroom house with two parking spaces

£1,950,000

- Four bedrooms
- Three bathrooms
- Two parking spaces
- Recently refurbished
- Outside space and balconies
- Energy rating d

South Kensington & Chelsea sales 020 7373 8883

## Kensington High Street, W14

A two bedroom apartment located on the tenth floor of a new development

£1,400,000

- Two bedrooms
- Two bathrooms
- New development
- On site facilities
- Access to local amenities
- Ample storage space

South Kensington & Chelsea sales 020 7373 8883

## St. Anns Villas, W11

A well proportioned, raised ground floor apartment ideal for access to Holland Park

£825,000

- One bedroom
- Raised ground floor
- Period conversion
- Beautifully finished
- En suite bathroom
- Energy rating d

Notting Hill & Kensington sales 020 7243 4500

## Moscow Road, W2

Forming part of this beautiful redbrick mansion block is a three double bedroom apartment

£2,250,000

- Sought after block
- Lateral apartment
- Open plan reception room
- Three double bedrooms
- Lift and porter service
- Energy rating d

Notting Hill & Kensington sales 020 7243 4500

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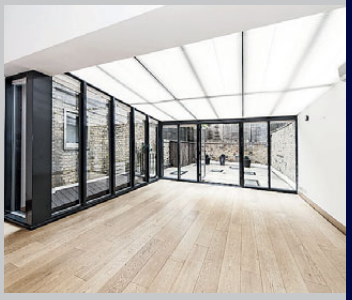
## Holland Park Avenue, W11 £3,950 p/w

This beautifully presented four bedroom period house is located in the heart of Holland Park



- Four double bedrooms
- Four bathrooms
- Double reception room
- Private garden and two terraces
- Holland Park station
- Energy rating f

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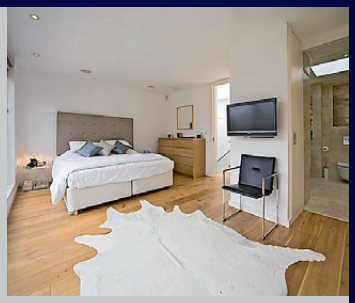
## Queensdale Place, W11 £1,695 p/w

A recently refurbished, four double bedroom townhouse with access to two private terraces



- Four bedrooms
- Double living/dining room
- Oak floors throughout
- Two terraces
- Holland Park station
- Energy rating c

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## Hyde Park Square, W2

A spacious five bedroom house overlooking the communal gardens in Connaught Village

£1,950 p/w

- Five bedrooms
- Three bathrooms
- Private balcony
- Separate kitchen
- Lancaster Gate station
- Energy rating d

Bayswater & Paddington lettings 020 7402 4722

## Inverness Terrace, W2

A recently refurbished, two double bedroom garden level flat with a private entrance

£625 p/w

- Two bedrooms
- Two bathrooms
- Private patio
- Wood floors
- Bayswater station
- Energy rating d

Bayswater & Paddington lettings 020 7402 4722

## Westbourne Gardens, W2

This two double bedroom duplex apartment is set within a popular period conversion

£625 p/w

- Two double bedrooms
- Two bathrooms
- Two floors
- Private garden
- Royal Oak station
- Energy rating c

Notting Hill & Kensington lettings 020 7792 0792

## Pembridge Square, W2

A charming two bedroom apartment set on an exclusive Garden Square in Noting Hill

£825 p/w

- Two double bedrooms
- High ceilings
- Wood floors throughout
- Period features
- Notting Hill station
- Energy rating d

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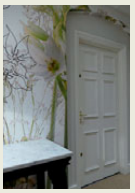

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Late 19th Century English Iridescent Art Glass Vase by Thomas Webb, circa 1880-1890.

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Zetland House, left, on the market for £4.3m, is a wonderful example of turnkey living that is attracting buyers in Kensington; Cottesmore Court, below, was a successful sell despite the need to modernise

# HOT TREND

## *Turnkey vs Tired flats: where Kensington sits in the debate*

*Words* HARRY SEWELL

In the past decade, the traditional English period property has been on most homebuyer's wishlist, with high ceilings, elegant sash windows and mosaic tiled entrances that would dazzle the most ancient of Greeks. The cranes and building sites that currently dictate London's skyline suggest that there is a shift away from Georgian townhouses, to the more practical and functional type of living that developers and agents name 'turnkey'.

'Turnkey vs Tired' is a question every buyer will ask themselves when looking for a property. Lately, Kensington has seen an insurgence of buyers wanting the finished article, often prepared to pay more for a property for this privilege. Be it a new flat in a new development or a renovated flat in a period building, there has certainly been a shift away from people wanting to do work.

The impact of technology and the desire for easy living has played a key part. With today's ever so demanding work life, it is difficult for us to comprehend what is more important: ring the decorator or decide what the next meal is going to be? It is therefore easy to see the attraction of opting against a flat that hasn't been touched for 40 years.

With the volume of foreign buyers and the wealth they bring to our shores, an area like Kensington is prime for developers to produce 'turnkey' properties to meet the growing demand. High expectations and affluence go hand in hand, living in a world where the consumer cares about being able to turn the heating on remotely. With this technology at our finger tips, it is imperative that the 'modern buyer' is accustomed to this type of intricate detail. Understandably, then, the condition of a property will have a direct effect on its value. To present a home in the best possible way naturally works in favour for both sellers and buyer.

*High expectations and affluence go hand in hand, with technology at our finger tips*

Looking at properties that need renovation, a recently sold flat in Iverna Court depicts the exact need for planning permission and further permissions from managing agents. To accompany a modern finish, the new owners of the flat may require licenses in order to complete. The demand for open plan space is rocketing. Knocking down walls and making structural alterations are all part and parcel of achieving this. Zetland House exemplifies this perfectly, where with the help of planning, an open plan modern space was successfully created appealing directly to current demand.

The question of 'Turnkey vs Tired' will always remain, but it does appear that for now in Kensington the desire for easy living has never been stronger.

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